Lancaster County
PLANNING COMMISSION
WORKSHOP
May 07, 2015
MINUTES

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

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

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

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

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

Applicant Presentations:
SD-015-006 – Matt Roper, Essex Homes/Roseglen Townhomes

RZ-015-010 – Ken Starett & ESP Associates/Hwy. 160 Apartments

RZ-015-011 – Two Capital Partners, LLC/Wesley Taubel, Managing Partner

Discussion of Pending Cases:
SD-015-006 – Subdivision application of Essex Homes Southeast, LLC. The proposed subdivision consists of three tax parcels. The subdivision consists of ±8.60 acres. The subject properties are located ±220 feet northwest of the intersection of Highway 160 and Rosemont Drive.

RZ-015-009 – Rezoning application of Steve Willis, Lancaster County Administrator to rezone ±21.36 acres from R-15P, Moderate Density Residential/Agricultural Panhandle District, to I-1, Light Industrial District.

RZ-015-010 – Rezoning application of Mr. Ken Starett to rezone ±54.079 acres located at 1033 Fort Mill Highway and 9838 Stock Lane. The property is currently zoned R-15P, Moderate Density Residential/Agricultural Panhandle District. The applicant proposes a portion of Tax Map 6, Parcel 69 to be rezoned to B-3, General Commercial District. The applicant also proposes that a portion of Tax Map 6, parcel 69 and all of Tax Map 6, parcel 70 to be rezoned to MF, Multiple-Family/Agricultural District.

RZ-015-011 – Rezoning application of Mr. Wesley G. Taubel, Managing Partner of Two Capital partners, LLC, to rezone ±39.24 acres from B-3, General Commercial District **To** MF, Multiple-Family/Agricultural District. The applicant is proposing to build a Class A Multi-Family development.

PDD-26 – An Ordinance to approve the second amendment to the Development Agreement by and among UHF Development Group, LLC, relating to the Collins Road site development, so as to change the time when the payment of monies by the developer is due to the county.

Moratorium Proposal – To impose a nine (9) month moratorium on the acceptance and processing of applications for district boundary amendments to the Unified Development Ordinance of Lancaster County in the area of the County North of Highway 5.

Old Business:

New Business: Continuing Education – Webcast May 21, 2015 (Council Chambers – 9:00 am – 12:30 am)

Joint Workshop Meeting
Lancaster County Planning Commission
City of Lancaster Planning Commission
May 07, 2015
Minutes

Lancaster County Planning Commission - Members Present: Charles Deese, Keel Kelly, Vedia Hatfield, Jerry Holt, Ronald Pappas, Tommy Dabney, James Barnett.

City of Lancaster Planning Commission – Members Present: Jim Wilson, Dr. Michael Bonner. Staff Present – Louis Streater, Doris Ealey.

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

Others Absent: John Weaver, County Attorney; Sheila Hinson, County Planning Commission Board Member; James Talbert, City Planning Commission Board Member; Dr. Richard Van Hall, City Planning Commission Board Member.

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

Charles Deese – Chairman called the meeting to order at 6:00 p.m.

Presentation: Chris Nunnery (Public Safety Communications Director) & Trish Hinson (E-911 Addressing Coordinator) – **Duplicate Road Names -** In an effort to clean up duplicate street names within Lancaster County, the street name you live on will need to be changed. This decision was based on the number of "least affected, owner occupied residents" on your street. This simply means there are more homes currently not "owner occupied" on your street; (rental, vacant, or land only), therefore, the street you live on will need to be changed. The safety of the citizens of Lancaster County first and foremost, makes the "clean up" of duplicate road names necessary. The new Computer Aided Dispatch System is a map driven system, therefore the accuracy of address points, street names and ranges are vital.

Meeting was adjourned at 7:05 p.m.

Respectfully submitted,

Charles Deese
Chairman

Penelope Karagounis
Planning Director