

LANCASTER COUNTY
PLANNING COMMISSION
WORKSHOP
MAY 01, 2014
MINUTES

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

Others Present: Penelope Karagounis, Planning Director; Elaine Boone, Planner; Alex Moore, Planner; Judy Barrineau, Clerk to Commission.

Others Absent – Vacant seat, District #5; Mike Ey, County Attorney, No members of the press were present.

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:

RZ-014-012 – Bonterra Builders/ESP Associates (Peter Tatge & Dean Harrell) – Barber Rock South Cluster Rezoning Plan

Discussion of Pending Cases:

RZ-014-010 – Application of Mr. Robert Wiggins representing MI Homes of Charlotte, LLC, for a proposed rezoning of several parcels located north of Harrisburg Road and to the east of Barberville Road in the Indian Land Community of Lancaster County, South Carolina. The applicant wants to rezone the property from R-15P, Moderate Density Residential/Agricultural Panhandle District to R-15, Moderate Density Residential/Agricultural District, with a Cluster Subdivision Overlay District. The property consists of 164.40 acres.

RZ-014-012 – Application of Mr. Darren Sutton representing Bonterra Builders, LLC, for a proposed rezoning of 77.66 acres of land. The property is located north of South Carolina Highway 160 and to the west of Barberville Road near the intersection of South Carolina Highway 160 and Barberville Road, in the Indian Land Community of Lancaster County, South Carolina. The applicant wants to rezone the 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-014-014 – Application of Steve Willis, Lancaster County Administrator, to rezone property located along Little Dude Avenue in Lancaster County, South Carolina. The

property is located on the southern edge of Little Dude Avenue approximately 2,850 feet east of its intersection with Fork Hill Road. In order to correct a zoning error, the applicant wants to rezone the property from R-45A, Rural Residential/Intense Agricultural District to I-1, Light Industrial District. The property consists of 5.0 acres.

RZ-014-015 – Application of Steve Willis, Lancaster County Administrator, to rezone property located along Little Dude Avenue in Lancaster County, South Carolina. The property is located on the southern edge of Little Dude Avenue approximately 2,700 feet east of its intersection with Fork Hill Road. In order to correct a zoning error, the applicant wants to rezone the property from R-45A, Rural Residential/Intense Agricultural District to I-1, Light Industrial District. The property consists of 1.84 acres.

RZ-014-016 – Application of Steve Willis, Lancaster County Administrator, to rezone property located approximately 395' east of the intersection of Great Falls Highway and Rose Anna Lane. The property extends back along Rose Anna Lane and Colton Way approximately 816'. In order to correct a zoning error, the applicant wants to rezone a 10.09 acre tract from R-15, Moderate Density Residential/Agricultural District to MHP, Mobile Home Park District.

UDO-TA-014-006 – Application of Steve Willis, Lancaster County Administrator, to amend the text of Chapter 2, Zoning Districts and Zoning Map, Section 2.1.5, Overlay Districts, of the Unified Development Ordinance to create a Highway Corridor Overlay District. The purpose of this district is to preserve and enhance corridors that serve as major gateways leading to, from and within Lancaster County. This is in response to a desire of the residents of Lancaster County to provide standards relative to connectivity, aesthetic appearance, and safety along major gateways. The intent of this district is to provide unified land development regulations that promote a sense of place and create consistency along significant corridors by improving the visual character of adjacent development. As this is the first phase of implementation, the Highway Corridor Overlay District shall apply to US Highway 521 from SC Highway 75 (Waxhaw) northward to the North Carolina/South Carolina state line and SC Highway 160 from US Highway 521 westward to the Lancaster/York county line.

UDO-TA-014-008 – Application of Lancaster County Planning Commission to amend the text of the Lancaster County Unified Development Ordinance, Chapter 13 (Land Development Regulations) and the Lancaster County Code of Ordinances, Chapter 26 to increase the standards for road width within Lancaster County.

UDO-TA-014-011– Application of Lancaster County to amend the Future Land Use Map of Lancaster County included in *The New Millennium: A Comprehensive Plan for Lancaster County and its Municipalities* (updated in 2013). The map amendment proposes to change approximately 165 acres located north of Harrisburg Road and to the east of Barberville Road in the Indian Land Community of Lancaster County, South Carolina from Low Density Residential to Residential.

DA-014-002 – This is a proposed development agreement (Barberville Road site). The property is approximately 165 acres and is located in the panhandle area of the County on Barberville Road. The development uses proposed on the property are single family residential and active adult residential.

DA-014-003 – This is a proposed development agreement (Preserve at Tree Tops Site). The property is approximately 622.48 acres and is located on Van Wyck Road. The development use proposed on the property is single family residential.

DA-014-004 – This is a proposed development agreement (Bent Creek). The property is approximately 190.40 acres and is located in the panhandle area of the County along Jim Wilson Road to the southeast of its intersection with Henry Harris Road. The development uses proposed on the property are single family residential.

New Business: May 15, 2014 @ 5:00 – Special work session – Highway Corridor Overlay District

Old Business:

Meeting was adjourned at 5:50 pm

Respectfully Submitted,



Charles Deese
Chairman



Penelope Karagounis
Planning Director