



it is important to include in Section 4 all properties that are subject to the benefits and restrictions of this ordinance. I also think Section 20 should include all properties of PDD-26 that would benefit from the early development of Model Homes as well. Research into all approved PDD's in Lancaster County revealed that every PDD including PDD-27 that you are considering tonight, have not exempted any of the Section 4 properties from the benefits of Section 20. The only exception since 2002 is PDD-26; whereas tonight you are looking at 11 parcels included in Section 4 but only four of those are included in Section 20. I ask you to consider another option which would be consistent with the history here in Lancaster County and would include all 11 parcels in both Section 4 and Section 20. Thank You

Waylon Wilson – 15117 Legend Oaks Court, Indian Land SC. I would like to comment on Ordinance 2015-1346. The Planning Commission has the right and the responsibility to consider or reconsider all elements of Ordinance 2015-1346, and not just Section 4. This fact was stated in the County Council meeting that referred this Ordinance back to the Planning Commission. Therefore, any revisions, additions, deletions, can be approved by the Planning Commission and presented to County Council. As a result, an Item 3 could and should be added to the commissioner's options of the agenda summary. Under the points to consider of the agenda item summary; I believe it should be noted that different and adjusted versions of this ordinance were approved. The agenda item summary also contains the term conveyed out; which may mislead some to the incorrect understanding. Therefore, omitting the word "out" is a clearer understanding and would be communicated. Consequently, in keeping with the spirit of the issue of consideration of the agenda item summary, it is requested that the following items be changed in Section 4. Remove the word "unrelated" as in unrelated third parties. The second sentence – for all parcel owners in PDD-26 or related; remove the item "transferred out" from the fifth sentence and insert something to the effect of "conveyed", which means sold. I would hate to see the passing of the third reading of the sister Ordinance 2015-1346 regarding the time and changes of monies owed to Lancaster County prior to the passage of this Ordinance 2015-1346 resulting in the revision of the development agreement becoming valid in the ordinance you are considering tonight. Thank You

Ben Levine – 5062 Terrier Lane, Indian Land SC. I do agree that Section 4 could be changed to include all 11 parcels to be correct. I don't see how it could be returned to just 8 when it was never there to begin with. It seems if it was all lumped up as the original parcel number then it would include all 11. One reason for that also is because I don't understand how with the number of acres changing by taking out 3 of those parcels; everything else would still make sense with the densities and calculations. I also agree with the changing of Section 20 to include all 11 parcels. One reason for that is, this is talking about model homes and what they are able to construct without being tied in to the infrastructure of the plumbing and everything. Right now it just includes 4 of those parcels for model homes, so if all 10 the maximum are taken by those 4 sections; I'm not sure what the developers of the other sub parcels would do. It doesn't quite make sense to me. Would they have to come and try to get approval for more model homes? It seems to me that those should all be distributed across the whole 411 acres, all 11 parcels.

They should all be listed out in Section 20, the way that they are in previous PDD's and the PDD-27, the next one as well. Thank You

#### Approval of Minutes

Jerry Holt made a motion to approve the May 07, 2015 Workshop Minutes and the May 19, 2015 Regular Meeting Minutes; Vedia Hatfield seconded the motion.

#### Chairman's Report

No report.

#### Director's Report

We had our first workshop with the entire Planning Commission meeting on Thursday, June 4, 2015 pertaining to the rewrite of the Unified Development Ordinance. Mr. Holt was the only Planning Commission member that was not able to attend. However, we will be having these workshops after our regular workshop meeting the first Thursday of every month until December. I want to thank everyone who attended and appreciate the feedback from the planning commissioners. We do not have any scheduled Development Review Committee cases for the month of June. I received an email this morning from Mr. Larry McCullough, District 1, stating that Mr. Ron Pappas that served on the Lancaster County Planning Commission resigned effective immediately. His reasons for resigning were due to family and business issues. I want to thank Mr. Ron Pappas for all of his diligent work serving on this Planning Commission board. Sheila Hinson is not here tonight due to a death in her family and that is why she is not here tonight as well. Tonight we have basically, three cases. We have one Planned Development District and a Development Agreement for Avondale. We received a letter from the applicant Sinacori Builders requesting to defer this case until next month at the July 21, 2015 Planning Commission meeting. Since we've advertised for the public hearing and we had sent out notices; we will still have the public hearing tonight. I believe there are some individuals from the community that would like to speak. However, as we start the process with the PDD rezoning request; Alex Moore will begin by giving a brief update and then we will go into public hearing. After the public hearing the applicant will come up and state for the record why they want to defer the application for a month. The Planning Commission will actually vote to approve or deny the request to defer the application for next month at the July 21, 2015 Planning Commission Meeting. If approved, the applicant will then sign the Applicant Consent Form as well as the Clerk to Planning Commission; certifying that the Planning Commission approved the consent to hear the application next month at the July 21, 2015 meeting. We will have two Applicant Consent Forms, one for the Planned Development District rezoning case and one for the Development Agreement. We will still have the public hearing for the citizens to speak. If this board approves to defer until the next meeting on July 21<sup>st</sup>, the public can still comment on July 21<sup>st</sup> but the only opportunity you will have to speak is during citizen's comments. You will be allowed to speak at that time for three minutes. But tonight, each individual after they state their name and address can speak during the public hearing portion for five minutes. Also as a reminder, due to the July 4<sup>th</sup> Holiday the Thursday, July 3<sup>rd</sup> Workshop has been rescheduled to Thursday, July 09, 2015 @

5:00pm. Then at 6:00pm we will commence with the second half of the Workshop regarding the rewrite of the UDO.

Charles Deese – I would like to add that Mr. Ron Pappas has been a stallworth on this commission since he came on and we will miss him on this board. We will re-elect officers next month at the regular July 21, 2015 meeting. We wish Mr. Pappas well in all of his endeavors.

**PDD 015-027 – Avondale**

Alex Moore – Presented the report.

Gary Holland – 8728 Collins Road, Indian Land SC. The last PDD to come before the Planning Commission was in 2008 and that was PDD-26, Collins Road. I am surprised given all the problems and errors associated with PDD-26 that the developer has chosen to use it as a guide for PDD-27. Given the importance of the UDO in Lancaster County I would like to see Section 24 entitled, The Controlling Ordinance, changed to exempt the UDO requirements of buffers. The PDD requirements for buffers listed in the UDO should always be controlling. PDD-27 Ordinance Section 10(4) – Buffers, states “Buffers and Setbacks for the perimeter of the development shall be in accordance with Section 13.12 of the UDO unless otherwise specifically provided in this ordinance.” That section of the UDO states: “The border of the proposed PDD that is not adjacent to a road must be buffered by a minimum of 40 foot undisturbed buffer. Within this 40 foot undisturbed ingress/egress to the property shall be allowed, as well as utility easements and sidewalks.” I would like to see this language used to describe the perimeter buffers of Section 16(a) and Section 16(d) with the exception of the 50 foot dimension in PDD-27. The adjacent property owners need to have some separation and protection from high density PDD properties by providing undisturbed buffers with utility easements. I believe that was the intent of the UDO PDD section to provide that protection and separation. Research into all approved PDD’s in Lancaster County revealed that prior to PDD-26 the authority for buffer review or variance was granted to at one time the Architectural Committee, at another time to the Lancaster County Joint Planning Commission, or simply the County. PDD-27, Section 16(a) states: “If the use is adjacent to a similar use on an adjacent tract, this perimeter buffer may be removed with the approval of the Planning Department”. Also Section 16(c) states: “several hardships are listed and then it states “then the Planning Director shall waive the buffer requirements for that site.” I think since the Planning Commission and the County Council has the authority to set buffer requirements in a Public Hearing setting, then they and they alone, should have the authority to grant variances and do so in a Public Hearing. As an alternate I might suggest this authority to the Board of Zoning Appeals which can grant variances in hardship cases with setbacks and they do so in a Public Hearing setting. I have a problem with decisions which affect so many adjacent property owners being made outside of a Public Hearing. In summary: I would like to exempt the UDO, PDD buffers, from Section 24 in PDD-27. I would like for you to consider providing separation and protection by requiring all Perimeter Buffers to be undisturbed with ingress/egress and utility easements as specified in the UDO. I would request that you either grant the BZA, Planning Commission, or County Council the authority to review

buffer variance requests through Public Hearings. This would affect Section 16(a) and Section 16(c) of PDD-27. Lastly, I am opposed to granting any variance for increased density or decreased lot sizes or reduced lot widths in a PDD, especially in PDD-27.

Jane Tanner – 7041 Whittingham Drive, Indian Land SC which is in Claremont Subdivision which is right across the street from this new project. I depend on the Planning Department, Planning Commission, to see that all these particular things such as zoning, variance requests, and as citizens the buffers are very important to us. A lot of us go and we get to see the pictures and how it is designed and we make decisions on how we feel about from that; we depend on you to make all the other big decisions for us. We had probably 100 citizens come to a town hall meeting to review all this. There were pros and cons but the majority of them supported it because of some of the additional things they were going to do to that four way stop, help with the traffic, and the school buses. These are the things as citizens that we see and we look forward to. We also like to see a developer come in with this size development and give back to the community. Our needs in Indian Land are our Del Webb Library and our Recreation. This is how I would like to say that I support this development.

William Rhodes – 5018 Karriker Court, Fort Mill SC in the Bridgehampton Subdivision which is directly across from the Harrisburg Elementary School. I represent myself and other members of my neighborhood who collectively discussed this proposed development. Several of us attended this session given by Sinacori Builders and ESP Associates on June 9<sup>th</sup> to talk about the proposed project and its benefits and impacts. In this presentation we were shown the master site plan, the proposed aerial outlines, proposed contents, the suggested price points for the products and the builder's plans for the project were also discussed. Further, we were shown a copy of the most current Lancaster County 2014-2024 Comprehensive Use Plan and told that the document was a driving force behind the master site plan including the plot level locations of various components of the proposed development. Immediately after this meeting I reached out to representatives from Sinacori and members of the Lancaster County Planning Department as well as ESP Associates to obtain further clarification of the information that we were given in that presentation. I have read through all the planning documents available on the Lancaster County Planning Department website including the Comprehensive Use Plan, the ongoing modifications to the UDO plan, the rezoning request and draft development action plan for Avondale submitted by the developer and his colleagues. As well as correspondence with members of the Lancaster County Planning Department and staff via email; they were very responsive and very polite. You have a good department. I have also spoken with the Planning Department in an attempt to understand and seek clarification on several statements that were pointedly made in this presentation on June 9<sup>th</sup>. Based upon that research and those conversations, I would request that this body deny the rezoning request as it currently stands. It is apparent to me and my neighbors that the benefit of this development as it is currently planned do not out weigh the negatives. We were told that the mix of townhomes, apartments, retail, and flex-space, as well as the specific locations of these components within the current master site plan were done at the direction of the County. Other than recommending that this area of Lancaster County be developed using mixed use; I can find no direction in any of

the available documents that supports these claims. The current PDD development ordinances are out of date as admission of the Planning Department and are currently under review. This review is part of the ongoing rewrite of the UDO plan. I was advised that the current recommendation from the Planning Department is to deny this PDD rezoning request. In part, as the project includes substantially increased density from 4 to 5.5 density per acre for single-family and 8 to 18 density per acre for multi-family. The concerns of the current PDD ordinances allow the developer entirely too much free rein within the project. My neighbors and I agree particularly in regards to the inclusion and location of retail and apartment features. We want to encourage development in Indian Land. The bad development is as damaging as good development is beneficial. Substantial increases in housing density, the lack of controls as to what will and will not be constructed within the targeted villages; the lack of controls on price points and types of builders, the vagueness as to the types and scope of the retail are not conducive to good development. The plan and associated documentation as it sits today is right with these issues and give the developer far too much control and the County far too little. This is not a development that I want to see across from my home. I believe that far too little analysis has been given by the developer and his colleagues to the impact, traffic impact especially this development as it is described will have on the surrounding neighborhoods and lands. Additionally, based upon several comments made in the June meeting which included that this body would not vote on this recommendation today. It appears to me that this is a development group and their associates that struggle with being open, honest, and forthright with the citizens of this County. As a tax paying citizen, voter, and resident of Lancaster County, I would ask that this body consider carefully if this is the type of development and group of people into which we should enter into a development contract. If it is difficult to be forthcoming and honest with impacted citizens around the proposed project, I can only wonder what level of veracity and openness will exist in negotiations with the County. I for one do not wish my tax money to be spent on such an endeavor. As I believe development is a good thing, development in general, I would encourage this body to recommend that this project be reevaluated, redrawn, and resubmitted before entertaining any approval. I would particularly like to see it resubmitted after the UDO has been rewritten and approved by the County. Thank You

John Wilt – 903 Rock Hill Highway – I would concur with the previous speakers in that this development seems to be something that was dug up and submitted at the last minute without any clear thought to what was going on. In the agenda package for this meeting there is nearly half a page devoted to a list of things that are in this development proposal that are in conflict with the current law which the developer has specifically requested be used to govern this agreement. The developer apparently declined the option to submit this proposal after the revision to the UDO and in compliance with the new UDO. This is to the point where I have to wonder if it's worth the time of the Planning Department and the Planning Commission to consider a proposal that has so many obvious things wrong with it. The other comment I would make is that I believe that if this project is withdrawn and resubmitted next month, the proposal will be drastically different from what is in front of you now. To the point where I would argue that today's Public Hearing will not have bearing on the matter; the matter that will before you in July is

going to be so much different than what this proposal is, that it really needs a Public Hearing of its own. A third thing I would request, that somebody email me a copy of the TIA that was done for this development. Thank you kindly.

Penelope Karagounis – Mr. Wilt, the TIA is online.

John Wilt – I'm sorry I didn't find it.

Ben Levine – 5062 Terrier Lane, Indian Land SC. I live in the Foxridge Development which is across Highway 160 from where this proposed development is. This developer came and had a town hall meeting at the church right off Highway 160 and we had our second view of this because our first view was from the previous Planning Commission meeting. It appeared there might have been more citizens there than they expected. It ended up being three people trying to talk to a room of 100 or 150 people. Some more organization may have helped with the discussion they were trying to have. I as well as many people noticed all the differences between what they have put in the proposed ordinance and what our current UDO allows; to the point where some of the density is 18 dwellings per acre instead of eight for a multi-family. That is just way out of line. Since the developer has been so forward in terms of having a walk through last month and having a town hall meeting; although it appears that they have tried to throw this one under the door before it closes for the current moratorium. It seems they have tried to get some paperwork in quickly and it is drastically out of line from what we would normally allow for a PDD. I would be interested in seeing what they can do in thirty days if they are given the chance to bring their numbers directly in line with the UDO and still not trying to push the variances. My only concern is where they have the retail located on the other side of the school. They have put a fifty foot undisturbed buffer into the proposed ordinance which is a good start. I'm surprised the County actually hasn't decided that the area might be better for school expansion considering the number of people coming into the area. I would like to see the retail moved to a different spot and right next to the school. I think they would be very willing to speak to the public again before the thirty days is up and we might be able to get a chance to see what they would like to do. I think they know that we would definitely come out in numbers if we still don't like their proposal next month. Thank You

Peter Tatge – 3475 Lakemont Blvd., Fort Mill SC. We are requesting a thirty day deferral and coming back in July just based on the amount of input we received. I think the example is the traffic. I know it is a very high level topic and we want a chance to dig into that and come back to you with a solution. Yes, there will probably be some refinement to the plan. We've gotten some good input already. We believe there are some people who are excited about this; the circulation that is being proposed and some of the higher priced point homes. We will go over all that in July. I think our request stands for this item for the rezoning at this point and I think Mr. Estridge needs to sign some paperwork.

Penelope Karagounis – I see Mr. Sinacori here as well.

Peter Tatge – We request your consideration to defer this so we can continue the conversation with the surrounding neighbors and certainly come to you with more information based on all the feedback we've received in the last seven days.

Jerry Holt – I think Dr. Wilt's comment regarding the public hearing; if this does come back next month and it is materially different, I would think that the public should have an opportunity to comment on it again. Specifically on the proposal that comes back next month. Also, since this does seem to be pretty much using the template of PDD-26; if there is a PDD-28 I would like to see some things that are addressed in this that we've had to struggle with on PDD-26. On page 42 of our packet it needs to state "a 50 foot undisturbed buffer". The other comments that were made I also agree with and in the same section on page 42, where it says after the Planning Commission has basically approved the proposal; then if there are any modifications, those modifications can be approved either by the Planning staff or the Planning Director. I would agree that it should be changed to where any changes in buffers; since that has been a really hot topic with us in the past year or so, should require approval of either the Planning Commission or Board of Zoning Appeals. If it's near the time that we have been involved in it, then I think the Planning Commission is the right forum. If it's a phase that occurs a year or three years down the road; we have seen some of these where it's a different segment that is being built out. Then maybe it's appropriate that it go to the Board of Zoning Appeals. I think by going back to one of those two bodies, it allows the public again to provide input into that change. Buffers have been a significant issue and I think they will continue to be a significant issue. If we do go forward with this, I would like to see those changes incorporated in what comes back to us next month.

Charles Deese – Since we are both on the review committee for the UDO rewrite, we can look at these things and have incorporated into the UDO rewrite and clarify a lot of things.

Jerry Holt – Unfortunately though as in this case and most of the other PDD's, it basically says the UDO is not the governing document. We can make the changes in the UDO and it still doesn't count. This is way we need to drive the stake in the ground in a PDD; so that we make those changes and that becomes the model for any subsequent PDD that may come along.

Penelope Karagounis – Mr. Holt, PDD-27 is the last PDD that Lancaster County is going to allow. Based on the rewrite of the UDO we are not having PDD's anymore. There will be mixed use districts. What PDD's have been doing over the years is instead of going through the Board of Zoning Appeals to ask for a variance, they were getting variances in the actual PDD document. Staff wants to see that perimeter buffer because that should not be a variance, however the applicant has the right to ask for a variance and that came through the PDD process. This is the last one basically because we are solving that problem. We do not want to have PDD's basically make up their own regulations.

Jerry Holt – Well when this one comes back to us next month I would like to see those changes incorporated in what we vote on next time. If they are not in what comes to us, then I will propose that those changes be made.

Penelope Karagounis – Just to comment about having the public hearing again for next month since there are going to be some changes. I will talk to Mr. Weaver who is on vacation this week. One of the issues that we have done with PDD's and let me explain this correctly. In the UDO, there is language in there about notification for the public which is 15 days. However, I have been here for 11 years and the previous Planning Director would always make staff do a newspaper advertisement for 30 days. Even though it's not in the UDO, the public out there is used to seeing 30 day notices. If that being the case, we don't have enough time to advertise and I'll need to double check my calendar. The Lancaster News does not advertise every day so we will be cutting it really close for 30 days. If Mr. Weaver agrees, I can do a 15 day ad. Typically I just want the audience to know the UDO states 15 days but we have always done 30 day ads for any new subdivision and PDD. That was just an in-house policy. Technically by law in the UDO it states 15 days. I didn't want someone that always checks our ads for subdivisions to ask why we don't have a 30 day ad. I just wanted everybody to understand that.

Jerry Holt – Somebody could come in and I'm not implying that was the case here; somebody could come in with the initial application and it could have maybe just a few problems in it, and they had the public hearing and had very little emotional input from the public. Then they could come back with the other one and make some pretty dramatic changes that nobody liked and the public doesn't have the opportunity to speak on it. In fairness, if there are substantial changes the public needs to be able to speak to the.....

Penelope Karagounis – I'll let Mr. Weaver know about your concern. However, just by looking at this date I will need to get the ad to the newspaper by this Thursday morning in order for it to run in the Lancaster News. That is the circulatory newspaper. I'll go ahead and run the ad but based on this letter from the attorney representing Sinacori Builders a new public hearing was not needed.

Charles Deese – We have a request from the applicant that we defer this case to the July 21, 2015 Planning Commission meeting.

Vedia Hatfield made a motion to approve to defer the application and James Barnett seconded the motion.

VOTE:            5 AFFIRMATIVE      0 NEGATIVE            MOTION CARRIED

Penelope Karagounis – We have received signature from Mr. Russ Sinacori and Mr. Ed Estridge representatives from Sinacori Builders to defer the rezoning application – PDD-015-027 on this date June 16, 2015 to the July 21, 2015 Planning Commission meeting

by a vote from Planning Commission to approve to defer until July 21<sup>st</sup> by a vote of 5 to 0.

**DA-015-002 – Sinacori Builders, LLC (Avondale Development)**

Penelope Karagounis – Presented the report.

Gary Holland – 8728 Collins Road, Indian Land SC. In the past there have been some issues with checklists and assignments to where either the County or the staff can follow up on development agreements; such as collecting monies, roof top fees when building permits are applied for, written transfer rights to sub-developers, acknowledgement of those rights by those sub-developers in writing where they agree to the development agreement and the developer's yearly review that also goes along with the development agreement. I think if there is not a procedure in place on a development agreement, then one should be considered to where we have a checklist. We also have people on staff or the county departments have an assignment that they are responsible for ensuring that as we go through these development agreements and make sure all the rules and regulations of a development agreement are being followed and nothing falls through the crack. I'm not sure that you are the body for that but I did want to speak about this issue since we are talking about a new development agreement here. Thank You

Jane Tanner – 7041 Whittingham Drive, Indian Land SC. I just hope this is re-written and I think this is a good development in that area except for the commercial. Which I was under the impression that when the PDD's come, it is just a plate or something that is put down and this is sort of what they have to go by. If there is any way we don't have to have commercial development, this would be great. We really depend on the County Planning Department and we depend on the Planning Commission as citizens that these things will be taken care. We have confidence in you that when we come to speak to you; none of us are educated in this and I don't feel like I'm at the age where I want to educate myself as much as Gary Holland has. I want to depend on you to do that for us. I want to thank you for that and I hope this will go through.

John Wilt – 903 Rock Hill Highway, Indian Land SC. I don't think there was supposed to be a space where a number should have been filled in. The dates are mostly blank. This is something that looked like it was dropped together, maybe copied from somewhere else and thrown in to beat the moratorium deadline. If the developer wants to re-do it; that would be welcomed. As it sits, I can't see that the document is worthy of an extensive review. It's full of blanks. Thank you kindly.

Peter Tatge – 3475 Lakemont Blvd., Fort Mill SC. Referring to the letter from counsel to Director, Penelope Karagounis; request from counsel they ask that this be deferred and would be appropriate to have these two items heard jointly together and not one tonight and the other in 30 days. It is consistent to have these both considered at the July 21, 2015 Planning Commission meeting. If that is acceptable to the Planning Commission?

Charles Deese – The applicant has requested that the development agreement be deferred along with the application for the PDD-015-027 until the July 21, 2015 Planning Commission meeting when they will both come back together. Do I have a motion?

Jerry Holt made a motion to approve to defer the application and Vedia Hatfield seconded the motion.

VOTE:           5 AFFIRMATIVE    0 NEGATIVE       MOTION CARRIED

Charles Deese – This will be deferred until the July 21, 2015 Planning Commission meeting along with the PDD-015-027.

Penelope Karagounis – Mr. Estridge and Mr. Sinacori did sign for the application DA-015-002 to be deferred until the July 21, 2015 meeting. Planning Commission made a motion to approve to defer until the July 21, 2015 meeting by a vote of 5 to 0.

**Ordinance 2015-1346 – Regarding the Collins Road PDD-26**

Penelope Karagounis – Presented the report.

Charles Deese – Public hearing has already been held on this item.

Jerry Holt – First of all I do agree with going with the amendment for Section 4 which deals with all eleven parcels, however, going back to the same issues that I made before. This is going back to the council for approval. If we go back on the issue of buffers and this is one in which we had a lawsuit regarding the Planning Commission’s original approval with modifications to the original proposal. On page 121 where it deals with buffers in Section 16; I think we need to insert the word “undisturbed”. It is the very last line on page 121 where it talks about a 40 foot buffer. I’m proposing that we add the word “undisturbed”. When you look at one of the other pages it does acknowledge for a specific portion of that tract there was a 50 foot undisturbed buffer. So where it reads – “The border of the proposed PDD that is not adjacent to a road must be buffered by a minimum of a 40 foot buffer.”

Penelope Karagounis – Add “undisturbed”.

Jerry Holt – Yes. Then I would propose on page 122 and this goes back to what the proposal was that I made for PDD-27; last sentence of the top paragraph – “If the use is adjacent to a similar use, on an adjacent tract, this perimeter buffer may be removed with approval of the Planning Department.” I would like to see that changed to “Planning Commission” and on item (c) “If the property owner can demonstrate to the Planning Director that the topography or ..... Again, I would like to see that changed to the “Planning Commission”. We’ve had so much issue with buffers that I think the Planning Commission should be the body that is involved in any changes to the buffers; especially with this particular PDD and as I mentioned, anything that follows and you told me that PDD-27 will be the last. I would move for approval with the recommendation that we approve Section 4 as amended, which means that it addresses all eleven parcels; and that the 40 foot buffer is designated as undisturbed; and for any changes to those requirements, it goes to the Planning Commission.

Charles Deese – I have one question. The landowners on the three parcels, they are aware that they are part of PDD-26?

Penelope Karagounis – They should be, I can't answer that since Mr. Weaver has been handling that but I'm assuming they are aware of it.

Jerry Holt – Mr. Chairman, I forgot one thing that is also important. Section 20 dealt with the fact that in this original tract which was 411 acres; there were 10 model homes and now there are separate owners, Pulte is requesting control of all 10 model homes. They are saying those model homes should only apply to some specific tracts – 61.03, 04, 06....

Penelope Karagounis – That's the Queensbridge subdivision.

Jerry Holt – I think that model homes also should reflect the full 411 acres. Mr. Holland made the comment that Section 20 in other PDD's has been the same as the parcels that were identified in the original Section 4 which said here are the ones that are governed by this. I can envision that we've got three other owners back there that if we allocate all of these model homes to this one tract, when the others come in for development; they don't have any consideration for what their requirements are to build a model home. Rather than getting into the middle of that fight or having somebody else come back in with requests for exceptions or approvals for model homes with their hook ups and things; we should just say, you guys sort it out; the full 411 acres is covered under this PDD and the model homes are addressing the full 411 acres. To net that out, Section 20 should list all of the tracts that are listed in Section 4. I would like to add that to my motion.

Jerry Holt made a motion to approve with the following conditions: Section 4 should state there are eleven tracts instead of eight; Section 20 should match the eleven tracts instead of the four listed; Add "undisturbed" in Section 16 (a) to read "40 foot undisturbed buffer"; Section 16 (a) the last sentence where it states "buffer may be removed with approval of the Planning Department", change to "Planning Commission"; Section 16 (c) the last sentence states "then the Planning Director shall waive the buffer requirements for that site", change to "Planning Commission"; Tommy Dabney seconded the motion.

Penelope Karagounis – Just say Section 16 (c) wherever it states Planning Director, change to Planning Commission.

VOTE:            5 AFFIRMATIVE    0 NEGATIVE       MOTION CARRIED

Charles Deese – This will go back to County Council on Monday, June 22, 2015. The next Regular Planning Commission on July 21, 2015 will be the first meeting of the new fiscal year and new officers will be elected for the new year.

Old Business: RZ-015-009 (Penelope Karagounis) – This is the Lancaster County rezoning for McClancy Seasoning property. I received notice from Mr. Willis that the

owner of McClancy's was going to be out of state tonight and that is why it was not on the agenda. It will be heard on Tuesday, July 21, 2015. We already had the public hearing so the only time that people can speak will be during citizen comments. Those notices have been sent out for a third time to all the adjacent property owners. The people that emailed me asking why it was not on the agenda for this month; I have responded to let them know it will be on the agenda for July 21, 2015 and the only time they can speak is during citizen comments for three minutes.

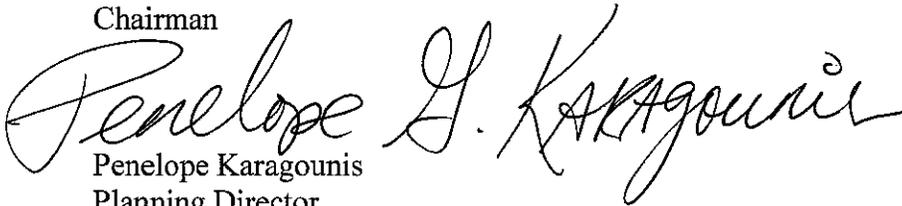
Jerry Holt made a motion to adjourn and Jim Barnett seconded the motion.

VOTE:                      UNANIMOUS                      MOTION CARRIED

Respectfully Submitted,



Charles Deese  
Chairman



Penelope Karagounis  
Planning Director