

**Lancaster County
PLANNING COMMISSION
WORKSHOP
June 30, 2014
MINUTES**

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

Others Present: Penelope Karagounis, Planning Director; Alex Moore, Planner II; Judy Barrineau, Clerk to Commission; Elaine Boone, Planner II; Nick Cauthen, Planner I; Michael Patroski, Intern; Kara Drane & Robert Moody/Catawba Regional Council of Governments; Reece Murphy, Carolina Gateway.

Others Absent – Vacant seat, District #5; Mike Ey, 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:

Catawba Council of Governments: Kara Drane – UDO Analysis Report – Major recommendations and procedures for updating the Unified Development Ordinance.

Discussion of Pending Cases:

RZ-014-019 – Rezoning application of Ronald Bell Sr. to rezone property located along the southern edge of Demount Road in Lancaster County, South Carolina (a portion of TMS #0107-00-002.03). The property is approximately 1,000 feet southwest of intersection of Demount Road and Great Falls Highway and consists of ± 3.564 acres. The applicant is requesting to rezone ± 1.0 acre of this tract from R-30, Low Density Residential/Agricultural District, to R-30S Low Density Residential/Manufactured Housing/Agricultural District.

RZ-014-020 – Application of Steve Willis, Lancaster County Administrator, to rezone property located at 3758 Charlotte Highway in Lancaster County, South Carolina (TMS #0032-00-018.00). The applicant is requesting to rezone the property from B-3, General Commercial District, to I-1, Light Industrial District. The property consists of ± 5.57 acres.

UDO-TA-014-013 – Application of Lancaster County to amend the text of the Highway Corridor Overlay District, as added to Section 2.1.5 of Appendix B of the Lancaster County Code (Unified Development Ordinance of Lancaster County) by Ordinance 2014-

1271. The amendment, among other things, proposes to amend the sections for the General Requirements and Development Standards, Lighting, and Industrial Districts.

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

Old Business: Sign Chapter & Minutes – Continue with the review of the draft signage document for sign chapter rewrite/ Reviewed requirements for minutes – Ordinance #1256 – Maintain electronic recording of all meetings and hearings and the preservation of records in accordance with the requirements of the South Carolina Department of Archives and History.

**Joint Workshop Meeting
Lancaster County Planning Commission
City of Lancaster Planning Commission
June 30, 2014
Minutes**

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

City of Lancaster Planning Commission – Members Present: Dr. Richard Vanhall, Dr. Michael Bonner, James Talbert; Staff Present – Louis Streater, Devin Stevenson, Doris Ealey.

Others Present: Penelope Karagounis, Planning Director; Alex Moore, Planner II; Judy Barrineau, Clerk to Commission; Elaine Boone, Planner II; Nick Cauthen, Planner I; Michael Patroski, Intern; Kara Drane & Robert Moody/Catawba Regional Council of Governments; Reece Murphy, Carolina Gateway.

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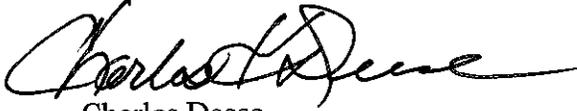
Charles Deese - Chairman called the meeting to order at 6:00 p.m.

Catawba Regional Council of Governments – Robert Moody – Review of the rewrite of the Comprehensive Plan - Scheduled joint workshops with Lancaster County Planning Commission and City of Lancaster Planning Commission for August 07, 2014 and September 04, 2014 @ 6:00 pm to continue with the additional phases for completion of the rewrite of the Comprehensive Plan. Robert Moody handed out 3 elements regarding

the Comprehensive Plan for review by each board member and returned either to Penelope (County) or Louis (City),

Meeting was adjourned at 7:33 pm

Respectfully Submitted,



Charles Deese
Chairman



Penelope Karagounis
Planning Director