

LANCASTER COUNTY  
PLANNING COMMISSION  
REGULAR MEETING  
JULY 15, 2014  
MINUTES

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

Others Present: Penelope Karagounis, Planning Director; Alex Moore, Planner II; Judy Barrineau, Clerk to Commission; Nick Cauthen, Planner I; Andy Rowe, Planner I; Michael Patroski, Intern.

Others Absent – Elaine Boone, Planner II; Keel Kelly, Planning Commission Board Member; Vacant Seat, District #6; 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.

Election of Officers

Vedia Hatfield made a motion to nominate Charles Deese as Chairman and Jerry Holt made a motion to nominate Ronald Pappas as Vice-Chairman.

VOTE: UNANIMOUS MOTION CARRIED

Approval of the Agenda

Jerry Holt made a motion to approve the agenda with the following amendment: DA-014-003 Mattamy Carolina Corporation (Preserve at Tree Tops) has been withdrawn by Mattamy Carolina Corporation and will not be heard tonight; Vedia Hatfield seconded the motion.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 June 05, 2014 Workshop Minutes and the June 17, 2014 Regular Meeting Minutes and Tommy Dabney seconded the motion.

Chairman's Report

No report.



Mr. Winston Smith – Thank you.

Vedia Hatfield made a motion to go out of Public Hearing and Ronald Pappas seconded the motion.

VOTE: UNANIMOUS MOTION CARRIED

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

VOTE: 5 AFFIRMATIVE 0 NEGATIVE MOTION CARRIED

**RZ-014-019 – Rezoning application of Ronald Bell, Sr. to rezone ± 1.0 acre from R-30, Low Density Residential/Agricultural District to R-30S, Low Density Residential/Manufactured Housing/Agricultural District.**

Alex Moore – Presented the report.

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

VOTE: UNANIMOUS MOTION CARRIED

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

VOTE: UNANIMOUS MOTION CARRIED

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

VOTE: 5 AFFIRMATIVE 0 NEGATIVE MOTION CARRIED

**RZ-014-020 – Rezoning application of Steve Willis/Lancaster County to rezone ± 5.57 acres from B-3, General Commercial District to I-1, Light Industrial District.**

Alex Moore – Presented the report.

Jerry Holt made a motion to go into Public Hearing and Ronald Pappas seconded the motion.

VOTE: UNANIMOUS MOTION CARRIED

Mr. John Wilt – 903 Rock Hill Highway. I would speak as a resident of the Van Wyck community which is in the general area where this building is. I agree with the staff recommendation that I-1 zoning is inappropriate for this site. The area as far as we see will be residential all around there for a long time and we think that having an I-1 zoning on Highway 521 in that area is a mistake.

Jerry Holt made a motion to go out of Public Hearing and Ronald Pappas seconded the motion.

VOTE: UNANIMOUS MOTION CARRIED

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

VOTE: 5 AFFIRMATIVE 0 NEGATIVE MOTION CARRIED

New Business: Penelope Karagounis – Development Agreement Process – Revised Version – 6-19-2014 was passed out to all the Planning Commission members.

Old Business: UDO Analysis – Kara Drane (Catawba Council of Governments)  
I have passed out the Unified Development Ordinance Analysis Report Draft dated July 15, 2014. It includes references and resources that are noted along with a few revisions, edits, typos, and things of that nature that were found. The content is basically the same. We have two major recommendations and we also have two additional recommendations. The two major are really the new format and layout and then also revising the zoning districts and use classifications. The additional recommendations are really just to protect your rural and urban neighborhoods and to encourage development adjacent to existing communities and infrastructure.

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

VOTE: UNANIMOUS MOTION CARRIED

Respectfully Submitted,



Charles Deese  
Chairman



Penelope Karagounis  
Planning Director