

**Lancaster County
PLANNING COMMISSION
WORKSHOP
August 07, 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; Kara Drane & Robert Moody/Catawba Regional Council of Governments.

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.

Information Only: Electrical Substation – Highway 75 – Allen Fortner (Land Planning Association)

Applicant Presentations:

SD-014-002 (Southstone): Scott Childers, ESP Associates

SD-014-003 (Bent Creek): Rob Stiegele, TDON Development & Danis Simmons, ESP Associates.

SD-014-005 – (Deerfield Creek – a/k/a Providence Estates): Brent Cowan, The Isaacs Group

Discussion of Pending Cases:

SD-014-002 – Subdivision application of MI Homes for a proposed subdivision named Southstone. The property is located along the southeast quadrant of the intersection of Barberville Rd. and Harrisburg Rd. along the NC/SC state line in the Indian Land Community, Lancaster County, South Carolina. The property is currently zoned R-15, Moderate Density Residential/Agricultural District with the Cluster Subdivision Overlay District. The proposed subdivision has a total of ± 164.40 acres and will consist of ± 194 traditional single-family residential lots and ± 134 age-targeted single-family lots.

SD-014-003 – Subdivision application of TDON Development (Bent Creek). The proposed subdivision has ± 1,155 feet of frontage along the southern portion of Jim Wilson Road with the proposed ingress/egress point being approximately 900 feet east of the intersection with Henry Harris Road. Additionally, there is ± 100 feet of proposed frontage along Henry Harris Road with the proposed ingress/egress point being

approximately 1,500 feet south of the intersection with Jim Wilson Road. The property is currently zoned R-30P, Low Density Residential/Agricultural Panhandle District with the Cluster Subdivision Overlay District. The proposed subdivision has a total of ± 182.07 acres and will consist of 273 single family residential lots.

SD-014-004 – The Retreat at Rayfield an approved subdivision that consists of 171.34 acres, with a total of 379 Single Family Residential lots, with a density of 2.21 du/ac., and a total of 29.04 acres of Common Open Space (16.9%). The Retreat at Rayfield is located just north of the Sun City Carolina Lakes Planned Development District, 18 (PDD-18).

SD-014-005 – Subdivision application of Mr. Tom Waters with Union Lancaster Land Development, LLC., for a proposed subdivision Deerfield Creek a/k/a “Providence Estates” for approval of a proposed 41 lot subdivision to be built on a 59.45 acre tract of property. The applicant will require a variance on the connectivity index from 1.40 to less than 1.0.

DA-014-006 – Bonterra Builders (Barber Rock South) has submitted an application to enter into a development agreement with Lancaster County. The site is located in the panhandle area of the County along Barberville Road (Tax Map 6, Parcels 53, 53.01, and 53.02). The site contains a total of 83.82 acres. The development uses proposed on the property are single-family residential. The zoning of the property is R-15P, Low Density Residential/Agricultural Panhandle District with a Cluster Subdivision Overlay District.

DA-014-007 – Bonterra Builders (The Reserve at Barber Rock) has submitted an application to enter into a development agreement with Lancaster County. The site is located in the panhandle area of the County near the intersection of Pettus Road and Barberville Road (Tax Map 3, Parcels 63.01 and 68). The site contains a total of 35.10 acres.

New Business: CRCOG CE Classes – September 4th 6:00 pm (Orientation Training Part 2) September 18th 6:00 pm (Municipal Economic Development)

**Joint Workshop Meeting
Lancaster County Planning Commission
City of Lancaster Planning Commission
August 07, 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, Mary Cauthen-Tucker, Jim Wilson; Staff Present – Louis Streater, Devin Stevenson.

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

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 6:00 p.m.

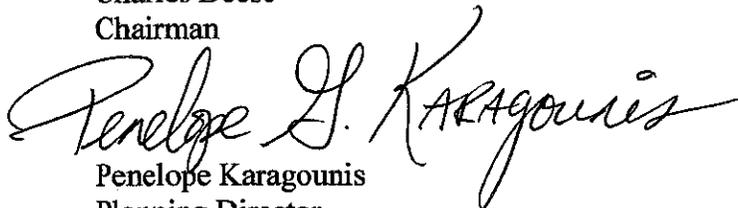
Catawba Regional Council of Governments – Robert Moody – Review of the rewrite of the Comprehensive Plan - Scheduled joint workshops with Lancaster County Planning Commission and City of Lancaster Planning Commission for September 04, 2014 @ 6:00 pm to continue with the additional phases for completion of the rewrite of the Comprehensive Plan. Robert Moody handed out worksheet for completion regarding goals and objectives for the direction of Lancaster County, City of Lancaster, and the Towns of Heath Springs and Kershaw. Please return to either Penelope (County) or Louis (City) by Friday, August 15, 2014.

Meeting was adjourned at 7:48pm

Respectfully Submitted,



Charles Deese
Chairman



Penelope Karagounis
Planning Director