Lancaster County
PLANNING COMMISSION
WORKSHOP
September 11, 2014
MINUTES

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

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

Others Absent: Judy Barrineau, Clerk to Commission;

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:
SD-014-007 (The Arbors – Changed to Brentwood): Sean Calloway – Scott Development Group

SD-014-006 (Cornerstone Townhomes): Tom Johnson – Lennar Carolinas, LLC

Discussion of Pending Cases:
RZ-014-021 (Highway Corridor Overlay District) – The rezoning application was submitted by Lancaster County. The rezoning application provides for an amendment to the County's zoning map by adding the Highway Corridor Overlay District on top of the existing zoning layer for parcels within the area proposed to be rezoned.

RZ-014-022 – Rezoning application of Tim and Melissa Poole to rezone a portion of the property from R-30P, Low Density Residential/Agricultural Panhandle District, to B-3, General Commercial District. The applicant intends to construct a power equipment repair business beside his existing home.

RZ-014-023 – Rezoning application of Rhonda and Scott Sistare to rezone the property from MHP, Mobile Home Park, to R-45B, Rural Residential/Business/Agricultural District.

RZ-014-024 – Rezoning application of Chance Brantley to rezone ± 145 acres from R-45B, Rural Residential/Business/Agricultural District, to R-45A, Rural Residential/Intense Agricultural District. The applicant proposes to construct chicken houses at this location.

SD-014-006 – (Cornerstone Townhomes) – Subdivision application of Lennar Carolinas, LLC. The residential density for this development is ± 6.72 DU/AC and the properties are zoned PDD (PDD 20/Wallace Tract).

SD-014-007 – (The Arbors – Changed to Brentwood) – Subdivision application of Dean and Glen Withers for a 21 single-family residential subdivision. The residential density for this development is 1.50 dwelling units per acre and the properties are zoned R-15P, Moderate Density Residential/Agricultural Panhandle District.

UDO-TA-014-014 – Text Amendment application of Steve Willis, County Administrator/Lancaster County for a proposed text amendment of Section 13.8.3 (q), approval of final plat subject to the infrastructure being installed by the developer.

New Business: Economic Development Corporation Quarterly Updates – Planning Commission Board agreed to have Keith Tunnell provide quarterly updates at the Planning Commission Workshops.

Joint Workshop Meeting
Lancaster County Planning Commission
City of Lancaster Planning Commission
September 11, 2014
Minutes

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

City of Lancaster Planning Commission – Members Present: Dr. Richard Van Hall, Mary Cauthen-Tucker, Staff Present – Louis Streater, Devin Stevenson.

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

Others Absent: Judy Barrineau, Clerk to Commission
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Charles Deese - Chairman called the meeting to order at 6:00 p.m.

Catawba Regional Council of Governments – Robert Moody & Kara Drane – Review of the rewrite of the Comprehensive Plan (Discussed Housing Element and Land Use Element) – Next scheduled joint workshop with Lancaster County Planning Commission and City of Lancaster Planning Commission is for October 02, 2014 @ 6:00 pm. This will be the final joint workshop in order to complete the review of the rewrite of the Comprehensive Plan in order to have on agenda for public hearing at the October 21, 2014 Regular Planning Commission meeting.

Meeting was adjourned at 7:00pm

Respectfully Submitted,

Charles Deese
Chairman

Penelope Karagounis
Planning Director