

2. The consultant – Cole Jenest&Stone held public meetings and notified several large developers, addressed safety & lighting issues, advertised in newspaper
3. County Council reviewed entire document before passing on June 09, 2014
4. Only deletion made by county council was the multi-use path, document was complete early spring of 2014
5. Non-Conforming Uses – Chapter 9 Section 9.8 of Unified Development Ordinance, Same rules apply when ordinance created in 1998 – Businesses that already exist will not be made to comply under new requirements unless destroyed beyond 75% of fair market value
6. Lighting & Signage – Cole Jenest&Stone used standards for urbanized areas and verified that Indian Land did meet these standards by Kenneth Cauthen, Zoning Administrator; this information was submitted to county council
7. Variance requests can be made through the Board of Zoning Appeals and does not go before county council; you still have the same right to request a variance
8. Refer to Assessor’s office for any questions regarding property taxes
9. Public Hearings regarding Highway Corridor Overlay District were advertised in newspaper and notices were mailed to every owner of record of property

Charles Deese – We are here tonight to rezone the property and add the overlay district to the existing zoning of the properties.

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

VOTE: 6 AFFIRMATIVE 0 NEGATIVE MOTION CARRIED

Penelope Karagounis – A tentative date to go before county council will be October 13, 2014, Monday night @ 6:30pm.

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.

Andy Rowe – Presented the report.

Tim Poole – The business would be for lawnmowers, tractors, and hand held power equipment. Things a normal homeowner would use to keep up their property and maintain their yards.

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

VOTE: UNANIMOUS MOTION CARRIED

John Wilt 903 Rock Hill Highway, Lancaster, SC B-3 is a zoning classification with many possible uses; if they should decide to sell this property it could be used for something that would be a lot less friendly to the community than small engine repair.

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

VOTE: UNANIMOUS MOTION CARRIED

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

VOTE: 6 AFFIRMATIVE 0 NEGATIVE MOTION CARRIED

Charles Deese – The tentative date for this to go to county council will be October 13, 2014.

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.

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

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 approve and Ronald Pappas seconded the motion.

VOTE: 6 AFFIRMATIVE 0 NEGATIVE MOTION CARRIED

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.

Andy Rowe – Presented the report.

Chance Brantley – My address is 3923 Lancaster Highway, Monroe NC. The property is very open and in the back is where we would like to put the chicken houses. The three letters we received all own farmland. I can take you to the land right now and you find chicken litter piled on it. I know they use chicken litter for fertilizer. There are houses around but not many. I don't foresee any future development at this site. I don't see where it would affect a lot of people.

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

VOTE: UNANIMOUS MOTION CARRIED

Linda Morris 2830 Camp Creek Road, Lancaster, SC My mother's estate is located directly adjacent to this property at 4807 Shiloh Unity Road. I would like to express my strong opposition to having chicken farms right next to our property due to health issues with family members.

Melissa Sherrin 1768 Roland Williams Road, Lancaster, SC In opposition to having chicken farms due to wildlife, air pollution, and health issues.

James Whitaker 4813 Shiloh Unity Road, Lancaster SC In opposition to having chicken farms due to roads, health issues, children in the community, and waste management.

David Cook 1275 Mooreland Wood Drive, Lancaster SC Local attorney whose services were retained to speak in opposition of this rezoning due to air quality, noise, and detriment to land values.

Danny Wallace 4899 Shiloh Unity Road, Lancaster SC Lived here for 34 years and in opposition to this rezoning for chicken farms.

Willie Roberts Jr. 4868 Shiloh Unity Road, Lancaster SC Lives 100 yards away from proposed property line and is in opposition to this rezoning for chicken farms; especially for the safety of his grandchildren.

Penelope Karagounis – Read a letter from Clifton T. Wilson expressing concerns and opposition to the rezoning of this property. The proposed usage of land would devalue and limit our options for usage.

Mark Brantley – There are turkey houses located 2.9 miles that way.

Chance Brantley – There is a chicken farm that is 2.4 miles the other way.

Mark Brantley – We live in North Carolina and I've got chicken houses in my back yard.

Chance Brantley – He has been raising chickens for 26 years and is healthy as can be. It is not a health issue. The barns today are all enclosed and the smell is very little.

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: 6 AFFIRMATIVE 0 NEGATIVE MOTION CARRIED

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).

Alex Moore – Presented the report.

Jon Hardy – I represent Lennar Carolinas, LLC. This is only on the North side of Jim Wilson Road.

Jerry Holt – Help me with Tract A-2.

Jon Hardy – A-2 would be everything between Highway 521 and....

Alex Moore – There is a master site plan to look at.

Penelope Karagounis – This is one owner, correct?

Jon Hardy – No, its PDD-20 and Lennar Commercial owns the south side and they own where it says future commercial. We would do an inter-company deed transfer of the townhome site we are talking about now. The south side is nothing that Lennar Homes will be developing.

Jerry Holt – The plan that was originally approved did invest properties on both sides of Jim Wilson road?

Jon Hardy – PDD-20 did reference all of the south side, all of A-1 and A-2. That is an accurate statement. If SCDOT would like us to install a deceleration lane coming from the east, which would be coming from Carolina Reserve toward the townhomes main entry; we would be happy to install that. I would like to put that on public record. We are going to recommend to them that we would want to do that because of traffic backup that occurs on Jim Wilson at certain times of the day.

Jerry Holt – Is that in addition to a right turn lane at the intersection of Highway 521 and Jim Wilson?

Jon Hardy – No sir, that right turn lane has been addressed by the council in the development agreement with Bent Creek.

Jon Hardy referred to PowerPoint presentation regarding buffers and a 6 foot privacy fence; also referenced a Future Commercial Collector with the idea of being able to connect at Sun City/Carolina Lakes.

Ronald Pappas made a motion to approve with the following conditions - Subject to existing ordinances and conditions by the county agencies and planning staff; in addition to the concessions that Mr. Hardy has made regarding the deceleration lane on the westbound traffic side, and the enhancements to the landscape perimeters on the east side of the project between the two product types of the single family (Lennar Reserve) and the proposed townhome project; Jerry Holt seconded the motion.

Jerry Holt – When we say if it works, does that mean if it works and we still need the connectivity index requirement; or it does not work for some other reason?

Alex Moore – I mean more from a legal stand point. The master plan does not show a required connection; the language may within the ordinance. Meaning, the specific ordinance for this property and not the Unified Development Ordinance.

Jerry Holt – Can we add the stipulation if this does not work only because it violates the connectivity index requirements; then that is not a valid reason for it not to work.

Alex Moore – They may have already gotten a variance on that connectivity index previously.

Jon Hardy – There are a couple of different potential solutions that I see. All the roads within the townhomes site will be private and they will be maintained by the Homeowners Association in perpetuity. I believe on private roads as long as I meet the 22 foot width that is in the PDD-20 and wanted to put up gate or arm that is present in Sun City and I only gave residences of the townhomes in Carolina Reserve a sticker that goes on their car to open it; then nobody else coming through, future commercial collector, even if that’s where it goes, can get through that gate. We can put no outlet signs up. We can work within the PDD-20 and what has been granted in the past. There may be ways to restrict that traffic that could make the townhome residences and Carolina Reserve residences happy because you can’t get through.

Ronald Pappas made a motion to approve with the following conditions - Subject to existing ordinances and conditions by the county agencies and planning staff; in addition to the concessions that Mr. Hardy has made regarding the deceleration lane on the westbound traffic side, and the enhancements to the landscape perimeters on the east side of the project between the two product types of the single family (Lennar Reserve) and the proposed townhome project; Jerry Holt seconded the motion.

VOTE: 6 AFFIRMATIVE 0 NEGATIVE MOTION CARRIED

SD-014-007 The Arbors (Now Known as Brentwood Subdivision) – 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.

Penelope Karagounis – Presented the report.

Keith Rains – 3333 Harmony Road, Catawba SC – The whole issue with this is the roundabout. I think we had staff's support for this until this became an issue. Is there any kind of conditional approval you can give subject to us working this out. We worked out the first review in less than a week. I know Vic Edwards personally and think we can get there well within 30 days. I don't want to come back here 30 days later.

Charles Deese – If there is an issue with SCDOT then I can't see us giving our approval prior to getting this settled.

Keith Rains – The approval will be subject to SCDOT approving a concept plan that will satisfy their concerns with really the Calvin Hall intersection into that traffic circle. If we would have had more time we could have done another concept plan completed and approved by Vic Edwards. He did send me some examples of what would work and it showed very similar angles coming in at Calvin Hall. It will be worked out. I just don't want to have to wait 30 more days.

Penelope Karagounis – It's on the preliminary plan with the right of way. I just don't feel confident to put that as a condition. That is why I'm asking for this continuation until we get this resolved. It's part of our Unified Development Ordinance with every subdivision that the Planning Commission or Planning Staff can request more time. I do apologize for any convenience but I would rather have this done correctly before we approve anything. That is your decision and that is just my recommendation.

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

VOTE: UNANIMOUS MOTION CARRIED

Craig Miller 22076 Preswick Drive, Fort Mill, SC Owns a Bridgehampton property adjacent to this new proposed subdivision and his concern was with conserving the tree line buffer.

Catherine Reid 10041 Southmoor Lane, Fort Mill, SC A Bridgehampton resident whose lot is adjacent to the proposed new subdivision and also concerned about conserving the 50 foot tree line buffer.

Jennifer Hrischenko 10044 Southmoor Lane, Fort Mill, SC Our concern is the tree line and what that provides for our family over our yard.

Ronald Pappas 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 table and Ronald Pappas seconded the motion.

VOTE: 6 AFFIRMATIVE 0 NEGATIVE MOTION CARRIED

Jerry Holt – The next time we address this application I would like to hear the views on the tree line that was brought up. It's not apparent from the plan that was submitted where the trees currently are and how wide that existing buffer is. I would like to hear from the applicant what his response could be to the request that we maintain a 50 foot buffer.

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

Alex Moore – Presented the report.

Ronald Pappas – I think what we are looking to accomplish with Mr. Willis's proposal is to make sure that we don't have another Bretagne on our hands where we have lots being sold before the infrastructure is actually in place.

Penelope Karagounis – This one is just for the utilities – water & sewer.

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

VOTE: UNANIMOUS MOTION CARRIED

Ronald Pappas 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: 6 AFFIRMATIVE 0 NEGATIVE MOTION CARRIED

New Business: Motion Procedure – Lancaster County Attorney, John Weaver would like to go over some procedural rules that will make things clearer for everyone at a time in the near future.

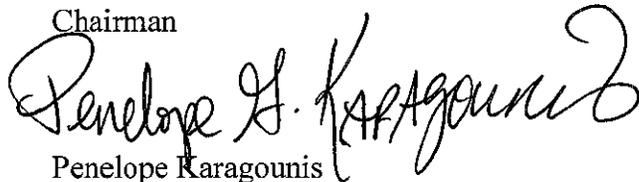
Ronald Pappas made a motion to adjourn and Jerry Holt seconded the motion.

VOTE: UNANIMOUS MOTION CARRIED

Respectfully Submitted,



Charles Deese
Chairman



Penelope Karagounis
Planning Director