

**Lancaster County
PLANNING COMMISSION
WORKSHOP
October 08, 2015
MINUTES**

Members Present: Charles Deese, Vedia Hatfield, Jerry Holt, Tommy Dabney, James Barnett, David Freeman, Sheila Hinson.

Others Present: Alex Moore, Planner II; Judy Barrineau, Clerk to Planning Commission; Andy Rowe, Planner I; Bob Bundy, Chairman County Council; Steve Willis, County Administrator; John Weaver, County Attorney.

Others Absent: Penelope Karagounis, Planning Director; Elaine Boone, Planner II; Nick Cauthen, Planner I.

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.

Kenneth Cauthen – Zoning Official – Flood Plain Map Presentation

Applicant Presentations:

SD-015-006 – RoseGlen Townhomes/Revisions (Matthew Roper, Roper Engineering, PLLC)

SD-015-009 – Covington Subdivision (Peter Tatge, ESP Associates and Sinacori Builders, LLC)

Bill Anderson (Software Developer/Supporter of Historical Preservation of Clems Branch Camp) – Discussed the application being made to the South Carolina Department of Archives and History for a roadside historical marker commemorating Colonel Thomas Sumter’s Clems Branch camp during the Revolutionary War. The suggested marker location is the Clems Branch bridge on Harrisburg Roads, SR29-64, in upper Lancaster County. There are significant neighborhoods developed around Clems Branch that will benefit from the creation of a greenway. Covington Subdivision will connect with Clems Branch and go into Mecklenburg County.

Gwen Cook (Mecklenburg County Park and Recreation Department – Planner) – Discussed how greenways link neighborhoods, offices, parks, schools, and shopping centers. They preserve natural areas. They create buffers along creeks and streams. Greenways offer convenient, safe, accessible opportunities for recreation, fitness and non-motorized access to important destinations.

Planning Commission's 2nd review of Avondale Issues: (Alex Moore, Planner II; John Weaver, County Attorney; Ben Johnson, Attorney; Peter Tatge, ESP Associates & Ed Estridge, Sinacori Builders – (Ed Estridge, Sinacori Builders did not speak at meeting).

(a) PDD-27

(b) Avondale Development Agreement

Final consensus after hearing additional information from the above listed speakers and in order to allow sufficient time for full preparation by both sides:

Jerry Holt made a motion to put Avondale on the November 17, 2015 Planning Commission Agenda and allow for another Public Hearing; Tommy Dabney seconded the motion.

VOTE: 4 AFFIRMATIVE 3 NEGATIVE MOTION CARRIED

The three negative votes were made by Jim Barnett, Charles Deese, and David Freeman.

Discussion of Pending Cases:

Road Name Changes – RNC-015-022 (W. Brown Ferry Rd.) This road name change will be on the October 20, 2015 Planning Commission Agenda.

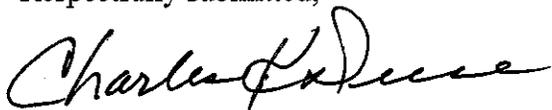
SD-015-006 – RoseGlen (Revisions) – Application of Essex Homes Southeast for an amendment to a Preliminary Plan originally approved by the Lancaster County Planning Commission on 5-19-15. The subject properties comprising the proposed “RoseGlen”, townhome subdivision are zoned MF, Multiple-Family/Agricultural District. The amended Preliminary Plan proposes a revised street layout along with 50 townhomes (the approved plan from 5-19-15 included 49 townhomes) on ± 8.6 acres for a gross density of 5.8 dwelling units per acre.

SD-015-009 – Covington – Application of Sinacori Builders for Lancaster County Preliminary Plan review of a proposed single-family, detached residential subdivision to be located in the Indian Land section of Lancaster County, South Carolina. The subject properties comprising the proposed “Covington” subdivision are zoned R-15P, Moderate Density Residential/Agricultural Panhandle District with a CSOD, Cluster Subdivision Overlay District. The project consists of ± 166.00 acres (±161.42 acres in South Carolina) and is proposed to contain 322 single-family lots for a gross density of 2.0 dwelling units per acre.

Old Business: UDO Rewrite Update -- Handout to Planning Commission Board --
Handout was regarding summary of attendance for all four community meetings and the
next steps for the Unified Development Ordinance Rewrite.

Meeting was adjourned at 6:16 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Charles Deese". The signature is fluid and cursive, with a large initial "C" and a long, sweeping underline.

Charles Deese
Chairman

A handwritten signature in black ink, appearing to read "Alex J. Moore". The signature is cursive and somewhat compact, with a clear initial "A" and "M".

Alex J. Moore
Planner II