

**Lancaster County  
PLANNING COMMISSION  
WORKSHOP  
October 02, 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; Judy Barrineau, Clerk to Commission; John Weaver, County Attorney; Robert Moody/Catawba Regional Council of Governments.

Others Absent:

The following press were notified of the meeting by email: [news@thelancasternews.com](mailto:news@thelancasternews.com); [newsera@comporium.net](mailto:newsera@comporium.net); [news@fortmilltimes.com](mailto:news@fortmilltimes.com).

Charles Deese - Chairman called the meeting to order at 5:00 p.m.

**Applicant Presentations:**

**RZ-014-025 (Tree Tops):** David Nelson V.P. – Lennar Carolinas, LLC; Marshall Giles – ColeJenest & Stone, representing Lennar

**SD-014-007 (Brentwood Subdivision – formerly known as The Arbors):** Keith Rains – Callahan Grading

**Discussion of Pending Cases:**

**RZ-014-025** – Application of David L. Nelson, V.P. of Lennar Carolinas, LLC to rezone property located at 9070 Van Wyck Road in Lancaster County, South Carolina from PDD-6 (Tree Tops), Planned Development District to R-30P, Low Density Residential/Agricultural District with CSOD, Cluster Subdivision Overlay District. The applicant proposes to construct single family homes at this location, 50% of which will be age restricted. The property is located 2 miles southwest of Highway 521 along the eastern edge of Van Wyck Road and consists of ± 622.48 acres.

**RZ-014-026** – Rezoning application of Kevin Varnadore to rezone property located at 1675 Hillcrest Avenue in Lancaster County, South Carolina. The applicant is requesting to rezone ± 0.5 acres from R-15, Moderate Density Residential/Agricultural District to R-15D, Moderate Density Residential/Manufactured Housing/Agricultural District.

**DA-014-008** – Lennar Carolinas, LLC (The Preserve at Tree Tops) has submitted an application to enter into a development agreement with Lancaster County. The site is located at 9070 Van Wyck Road (Tax Map 19, Parcel 33 and Tax Map 22, Parcel 7). The site contains a total of approximately 622.48 acres. The development uses proposed on the property are single-family residential. The zoning of the property is Planned Development District (PDD-6), Tree Tops.

**UDO-TA-014-015** – Text Amendment application of David Nelson VP/Lennar Carolinas, LLC (The Preserve @ Tree Tops) for a proposed text amendment of the Lancaster County Future Land Use Map. The current Lancaster County Future Land Use Map designates 388± acres at 9070 Van Wyck Road, Lancaster, SC 29720. It is requested that the current Lancaster County Future Land Use Map be amended so the aforementioned 388± acres at 9070 Van Wyck Rd, Lancaster, SC 29720 be reflected as “Low-Density Residential”.

**Lancaster County Comprehensive Plan 2014-2024** – Robert Moody/Catawba Regional Council of Governments: The New Millennium: A Comprehensive Plan for Lancaster County and Its Municipalities by Amending the Future Land Use Map (Land Use Element)

**Joint Workshop Meeting  
Lancaster County Planning Commission  
City of Lancaster Planning Commission  
October 02, 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; Judy Barrineau, Clerk to Commission; John Weaver, County Attorney; Robert Moody/Catawba Regional Council of Governments.

Others Absent: Dr. Michael Bonner, Planning Commission Board Member; Jim Wilson, Planning Commission Board Member; James Talbert, Planning Commission Board Member.

The following press were notified of the meeting by email: [news@thelancasternews.com](mailto:news@thelancasternews.com); [newsera@comporium.net](mailto:newsera@comporium.net); [news@fortmilltimes.com](mailto:news@fortmilltimes.com).

Charles Deese - Chairman called the meeting to order at 5:30 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.

**Catawba Regional Council of Governments** - Robert Moody - Discussed final element of rewrite of the comprehensive plan: Community Facilities Element: Public infrastructure that is in place to support residents and businesses in the county and its municipalities; policy considerations, and land use. The Lancaster County Comprehensive Plan 2014-2024 will be on the agenda for the October 21, 2014 Regular Planning Commission meeting.

Meeting was adjourned at 7:32pm

Respectfully Submitted,

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

Charles Deese  
Chairman

A handwritten signature in black ink, appearing to read "Penelope G. Karagounis". The signature is highly stylized and cursive, with a large initial "P" and a prominent flourish at the end.

Penelope Karagounis  
Planning Director