

**Lancaster County
PLANNING COMMISSION
WORKSHOP
November 05, 2015
MINUTES**

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

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

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:

PDD-015-027 – Avondale, DA-015-002 – Avondale (Peter Tatge, ESP Associates, Russ Sinacori & Ed Estridge, Sinacori Builders, Ben Johnson)

Discussion of Pending Cases:

Road Name Changes – RNC-015-023 (Spring St. – Heath Springs), RNC-015-024 (Springs St. – Kershaw), RNC-015-025 (Railroad Ave.). These road name changes will be on the November 17, 2015 Planning Commission Agenda.

RZ-015-016 – Rezoning application of Lina Hovey to rezone a ± 1 acre portion of a ± 9.64 acres from R-30, Low Density Residential/Agricultural District, to R-30D, Low Density Residential/Manufactured Housing/Agricultural District. The applicant wishes to place a double wide manufactured home on the property.

RZ-015-017 – Rezoning application of John Mathis to rezone a 1 acre portion of a ± 15.987 acre tract from R-30, Low Density Residential/Agricultural District, to R-30S, Low Density Residential/Manufactured Housing/Agricultural District. The applicant wishes to relocate a manufactured home to the property.

PDD-015-027 – Avondale – The applicant (Sinacori Homes) as submitted a rezoning application for an amendment to the official zoning map of Lancaster County. The applicant proposes that the zoning designation of Planned Development District (PDD-27) be applied to ± 179.35 acres of property.

DA-015-002 – Avondale Development Agreement – Sinacori Builders, LLC (Avondale Development) has submitted an application to enter into a development agreement with Lancaster County. The site is located between Calvin Hall Road and Harrisburg Road in the Indian Land section of Lancaster County, South Carolina (Tax Map 5, Parcels, 75, 75.01, 76, 77, 78, 79.01, 89, 89.01, 91, 91.03, 92, 93.04, 93.05 and a portion of 74.03). The site contains +/- 179.35 acres. The Avondale development is a proposed Planned Development District. The current zoning of the property is R-15P, Moderate Density Residential/Agricultural Panhandle District and B-3, General Commercial District.

DA-015-003- Ansley Park – This is a stand alone Development Agreement relating to a 2005 rezoning of a parcel known as PDD-21, Ansley Park, Ordinance 650.

New Business: Penelope Karagounis - UDO Update with Planning Commissioner's (Scheduled Dates – December 09-10, 2015).

Meeting was adjourned at 5:33 p.m.

Respectfully submitted,



Charles Deese
Chairman



Penelope G. Karagounis
Planning Director