



MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION

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LYNETTE HINSON, DISTRICT 3
JUDIANNA TINKLENBERG, DISTRICT 4
MICHELLE RICHARDS, DISTRICT 5
SHEILA HINSON, DISTRICT 6
FRANCES LIU, DISTRICT 7
SECRETARY:

**MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION
WORKSHOP MEETING**

**June 5, 2025 5:00 P.M.
MINUTES**

The Workshop was held during the bus tour of Greater Lancaster development area.

Chairman Cavalier called the meeting to order at 5:00 p.m.

1. Roll Call:

Commissioners Present:

Jason Cavalier, Dist. 1

T. Yokima Cureton, District 2

Lynette Hinson, District 3

Judianna Tinklenberg, Dist. 4

Michelle Richards, Dist. 5

Sheila Hinson, Dist. 6

Frances Liu, Dist. 7

Staff Present:

April Williams, Planning Director

Matthew Blaszyk, Planner

Jennifer Bryan, Planning Technician (serving as Clerk)

Corey Barnes, Planner

Kirsten Willis, Planner

The following press were notified of the meeting by email in accordance with the Freedom of Information Act: The Lancaster News, Kershaw News Era, The Rock Hill Herald, The Fort Mill Times, Cable News 2, Channel 9, and the local Government Channel.

2. Old Business

a. RZ-2025-1025 Kershaw: 532 W. Richland Street

(Tax Map #0156I-0M-017.01) 0.46 acres at 532 W. Richland St Kershaw owned by Robin Smith per deed 870/95, Rezone from unzoned "City" to R-6 . One of a group of properties sponsored by the Town of Kershaw Administration to correct undesignated zoning

Staff : Jennifer Bryan, Planning Technician

Discussion:

Ms. Smith was satisfied with the answers to her questions

b. RZ-2024-0367 Old Hickory Rezoning

Application by G3 Engineering and Old Hickory Hill LLC to rezone 159.64 acres off Old Hickory Road (TM # 0045-00-004.00) from Rural Neighborhood (RN) to Medium Density Residential (MDR) District, in order develop a 310-lot single family subdivision. (Concurrent application CP-2024-0367 Comprehensive Plan Amendment)

Staff: April Williams, Planning Director

Discussion:

The applicant will apply to postpone their hearings with Council until July 21, 2025

3. New Business

a. RZ-2025-0857 Pleasant Dale Church

Application by Pleasant Dale Baptist Church to rezone church-owned property at TM# 0069-00-047.00 comprising two parcels at and surrounding #163 and #169 South Potter Road, from Rural Neighborhood (RN) to Institutional (INS) district, to conform with remainder of church property

Staff: Corey Barnes, Planner

Discussion:

This rezoning is not related to the temporary site for Cogito Academy

b. RZ-2025-1016 Mardany & Norris

Application by Thomas Mardany and Colin Norris to rezone 0.44 acres on Phil Thurman Drive (TM 0081O-0C-014.00) from General Business (GB) to Medium Density Residential (MDR), to allow the construction of a single-family home.

Staff: Jennifer Bryan for Kirsten Willis, Planner

Discussion:

- The surrounding zoning is GB, but the surrounding uses are largely residential.
- Nearest MDR zoning is approximately 300 feet southwest across Lynwood Drive.

c. SD-2024-1350 Riverside Single Family (aka Riverside Manor)

Application by Coulston Development on behalf of owners B & C Land Farming LLC for a Preliminary Plat for 251.42 acres at and surrounding 4602 Riverside Road (TM 0028-00-038.00) for a single-family residential development of 133 lots

Staff: Matthew Blaszyk, Planner

Discussion:

- Larger lot development, one-acre minimum lot size in RN district, with no request for rezoning

d. TA-2024-0344 Satellite Parking

Application by Lancaster County to amend UDO Sec. 7.2.4.D Satellite Parking.

Staff: April Williams, Planning Director

Discussion:

- Discussed last year; Administration has come to a resolution about standards needed.

e. NRN-2025-1207 June Submittals

New Road Names from E911 Addressing via Preliminary Plats and Civil Plans, pursuant to Sec. 6.4.11 of the Unified Development Ordinance

Staff: Jennifer Bryan, Planning Technician

Discussion:

- List received from Sandra Burton, all names confirmed as suitable

f. NRN-2025-1277 Sarah Lee Ln

Application by Camille Dudley et al. owners to name a private drive off Lynwood Drive adjacent to TM 0124-00-023.00, pursuant to Sec. 6.11.4.G of the Unified Development Ordinance. Proposed name is Sarah Lee Ln

Staff: Jennifer Bryan, Planning Technician

Discussion: Applicant has agreement from ownership over 75%

4. **Other:**

a. **WORKSHOP TOUR: GREATER LANCASTER**

Brooklyn Neighborhood: site of Mr. Barchu's rezoning; opportunities for infill development and coordination with the City and with 501(3) c organizations

Edgewater PDD: Viewed built neighborhoods and areas still under development; noted road infrastructure issues and width of ingress/egress. Contender development area (south) and Walton development area (north) are not submitting sketch plans

Belltown VFD: At Commissioner Richards request, viewed the Belltown VFD location to discuss need for improvements, and the distance as it affects response times.

RECESS AT BELLTOWN VFD: Chairman Cavalier discussed ethical responses to exparte communications with citizens

Grace Avenue/Hwy / Corridor/ McWhirter Field: viewing the trucking and airport discussing potential for industrial and commercial development.

Riverside and Old Hickory:

Viewed areas along Riverside Drive that are of emerging interest to developers due to Roselyn sewer extension. Included brief drive-through at Riverchase Development, and drive through Roselyn to Highway 521 to view progress on infrastructure.

Highway 521: viewed development in areas annexed to City of Lancaster

5. **Adjourn**

Meeting was adjourned at **7:00 PM**

QUESTIONS REGARDING KERSHAW ZONING CORRECTIONS

1. **Why was the property never zoned?** The short answer is, we don't know. When the Town of Kershaw first developed its Zoning code, forms would have been sent to each property owner explaining the process. At that time owners would have had an opportunity to respond to the Town Council, but ultimately the Council would collect the relevant information about lot sizes, location, and existing use of the property, to determine the best fit for zoning districts. For a number of parcels, either no response was received, or records were kept imperfectly. In a few instances, when a property at the edge of town was annexed into the city limits, no record of a new zoning assignment was made. The Town is now reviewing, updating and correcting its zoning map with the help of a consultant.
2. **Will it change the value?** There is no reason why assigning zoning would affect the value of a home. A lack of zoning, on the other hand, might affect a buyer's ability to get a mortgage on the property. It also creates a barrier to making any changes on the property or obtaining a building permit for remodeling or expanding a home or adding accessory structures, as zoning determines lot regulations such as setbacks (distance of a structure from a property line).
3. **Will property tax change?** Property tax calculations are based on square footage of the home and lot, and the USE of the property, not by zoning district. For more information about your tax assessment, contact the Tax Assessor's Office.
4. **Can you provide a copy of the zoning rules for Kershaw?** I have printed a copy of the Kershaw Zoning Ordinance for your reference.
5. **What benefits the County and the Town in this change?** There is no impact on the County, as these properties already lie within Kershaw city limits. There is no overt financial benefit for the town in these cases, because neither taxation nor services are changing. The benefits to the Town are
 - a) compliance with state regulations concerning the Town's planning and development documents (the Unified Development Ordinance and the Comprehensive Plan/Future Land Use Plan); and
 - b) the ability to better serve the needs of citizens who apply for permitting, whether it is for developing a vacant property, building or remodeling a home, or starting a business. Zoning regulations, like building codes, promote safer, more stable and more appealing neighborhoods.

See attachments: RZ-2025-1017 Robertson Staff Report, 2 GIS maps of Robertson property; and RZ-2025-1025 Kershaw Zoning Corrections Staff Report.

PROPOSAL: Request to zone 0.51 acres of property

PROPERTY LOCATION: 606 W. Church Street (TM 0156I-0A-002.00)

CURRENT ZONING DISTRICT: (unzoned)

PROPOSED ZONING DISTRICT: R-6 Kershaw (Medium Density)

APPLICANT: Jerry Robertson and Deborah Rosengrant

COUNCIL DISTRICT: Kershaw Town Council

STATUTORY NOTICES: Published hearing notice The Lancaster News 5/3/2025
Posted signs 05/02/2025
Mailed notices 05/05/2024
Agenda published 05/13/2025 and posted in Lobby

OVERVIEW:

Proposal

The applicant has requested to zone a 0.51 parcel from unzoned ("City") to R-6 Kershaw (Medium Density), to allow lot line adjustments with adjacent property which will facilitate marketing of the property.

Site Information

This property is located at 606 W. Church Street. The property contains a residence and several accessory structures. It is currently unzoned. It is one of several properties that were never assigned a zoning district in the town's zoning records. (See RZ-2025-1025 to follow). The family is interested in marketing the property and adjusting lot lines with adjacent parcels to accommodate setbacks of various structures. Changing lot lines requires alignment of zoning districts to match adjacent property.



Aerial View of Lot



Image of existing residence

Summary of Adjacent Zoning and Uses

The subject property is surrounded by Rural Residential and Low Density Residential zoned properties.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Town of Kershaw	R-6, R-15	Residential
South	Town of Kershaw	R-6	Residential
East	Town of Kershaw	R-6	Residential
West	Town of Kershaw	R-15	Residential

ANALYSIS & FINDINGS:

Zoning Districts: Existing zoning

The property is unzoned.

Requested R-6

Kershaw UDO Chapter 2.1.1 says of the R-6 District: “[it is] established for the most dense residential development within the town. The principal use of land is for single family and two-family dwellings and for related recreational, religious and educational facilities normally required to provide an orderly and attractive residential area. The regulations for this district are intended to discourage any use which because of its character would interfere with the development of or be detrimental to the quiet residential nature of the area included in the district.”

Access

The subject property has frontage and access from West Church Street.

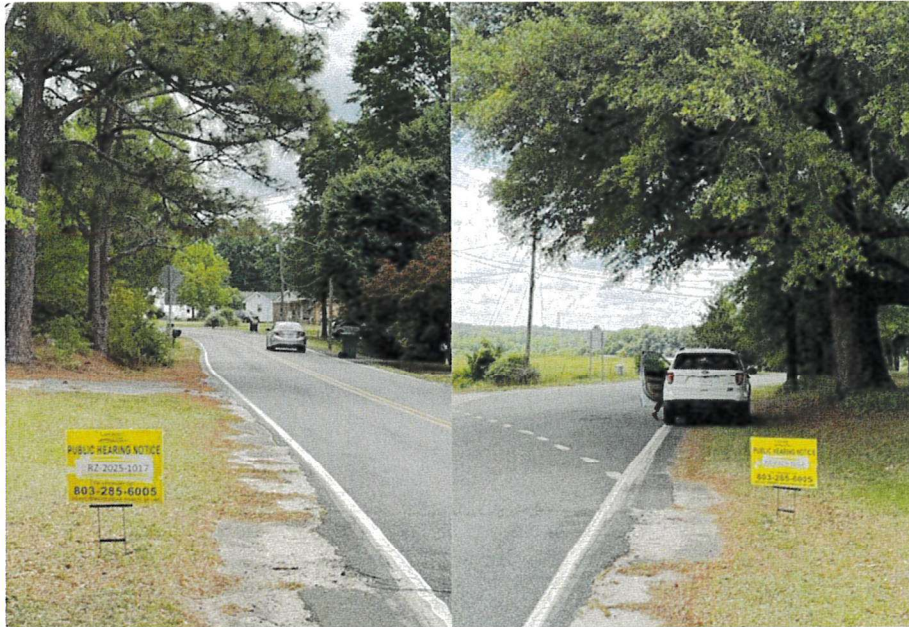
Public Utilities

Served by city of Kershaw utilities

Public Schools

Converting the subject property from unzoned to R-6 should not have any impact on school attendance, as the use and number of lots will not change.

PHOTOS OF PROJECT AREA:



Looking east on Church Street

Looking west on Church Street



ALIGNMENT WITH THE KERSHAW PLANS

Establishing zoning for the property would bring it into conformity with the Kershaw Unified Development Ordinance and Comprehensive Plans.

STAFF RECOMMENDATION:

Staff: Staff recommends **Approval** of this rezoning request.

ATTACHMENTS:

1. Location Map/ Zoning Map
2. Rezoning Application
3. RECORDED PLAT
4. RECORDED DEED

STAFF CONTACT:

Jennifer Bryan, Planning Technician
jbryan@lancastercountysc.gov
803-416-9433

ROBERTSON EXAMPLE



ROBERTSON EXAMPLE



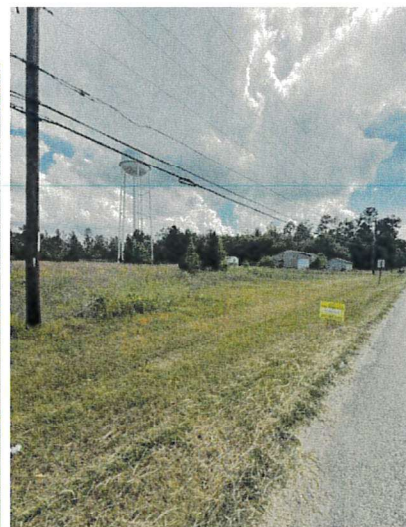
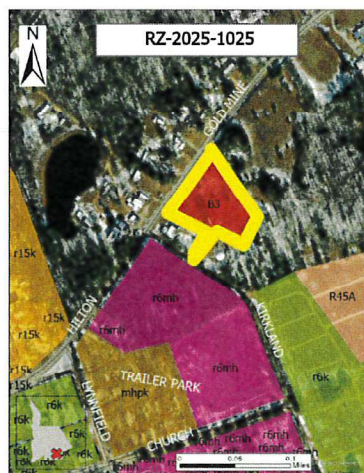
PROPOSAL:	Request to zone multiple properties to correct zoning records
PROPERTY LOCATION:	TM #s 0156G-0B-002.00; 0156I-0F-001.00; 0159A-0G-005.01; 0159A-0G-005.01; 0159A-0G-005.00; 0156I-0M-017.00; 0156I-0M-017.01
CURRENT ZONING DISTRICT:	0156G-0B-002.00: <u>PB</u> Remainder: Unzoned
PROPOSED ZONING DISTRICT:	0156G-0B-002.00: PO Professional Office 0156I-0F-001.00: B-1 Business 0159A-0G-005.01 & 0159A-0G-005.00: B-3 Business 0156I-0M-017.00 & 0156I-0M-017.01: R-6 Residential
APPLICANT:	Town of Kershaw on behalf of owners
COUNCIL DISTRICT:	Kershaw Town Council
STATUTORY NOTICES:	Published hearing notice The Lancaster News 5/3/2025 Posted signs 05/02/2025 Mailed notices 05/01/2024 Agenda published 05/13/2025 and posted in Lobby

OVERVIEW:

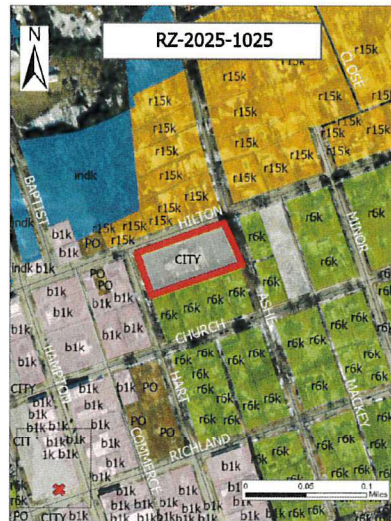
Proposal

The applicant has requested to zone multiple parcels. In one instance, the zoning designation was not updated when the parcel was annexed from the County; in the other 5 instances, no zoning designation was assigned when Kershaw's zoning map was developed.

Tax Map # 0156G-0B-002.00 : 2.27 Acres at Gold Mine Hwy near intersection of Kirkland Avenue, owned by Sandhills Medical Foundation per Deed 922/198 Rezone PB (County) to PO Professional Office



Tax Map #0156I-OF-001.00 : 1.8 acres at 210 E. Hilton St, Kershaw, owned by Baker Properties LLC per deed 215/163, Rezone from unzoned "City" to B-1Business



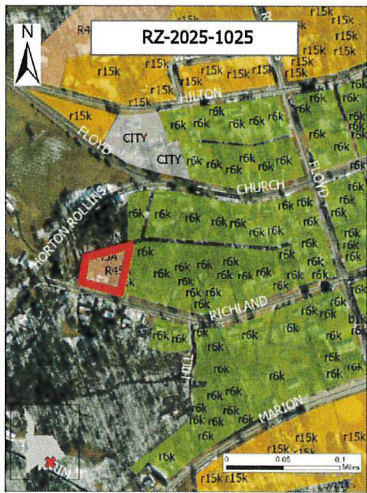
Tax Map #0159A-OG-005.01: 0.86 acres at 606 S. Hampton St, Kershaw, owned by The Hawfield Group LLC per deed 1040/254, Rezone from unzoned "City" to B-3 Business

Tax Map #0159A-OG-005.00: 1.88 acres at 608 S. Hampton St, Kershaw, owned by 521 Filling Station LLC, Rezone from unzoned "City" to B-3 Business



Tax Map #0156I-0M-017.00: 0.28 acres at 530 W. Richland St owned by Howard Mickle et al. per deed 590/309, rezone from unzoned "City" to R-6

Tax Map #0156I-0M-017.01 : 0.46 acres at 532 W. Richland St Kershaw owned by Robin Smith per deed 870/95, Rezone from unzoned "City" to R-6



ANALYSIS & FINDINGS:

Zoning Districts: Existing zoning & Requested Zoning

1. Tax Map # 0156G-0B-002.00 :

From **PB Professional Business**: "The Professional Business District is generally located adjacent to neighborhoods and provides opportunities for the provision of office and professional services that do not adversely impact the surrounding communities."

To **Kershaw UDO 2.1.2: PO Professional Office**: "designed to accommodate small-scale professional office uses which can operate in a manner which is compatible with surrounding residential uses. The district functions as a transitional zoning district between more intense commercial districts and adjacent residential districts. The use of this district is best suited for those residential areas of the town where because of the proximity of the area to commercial uses, small-scale professional offices could be considered to be compatible with the surrounding area."

2. Tax Map #0156I-0F-001.00:

From unzoned "City" to **Kershaw UDO 2.1.2: B-1 Central Business**: *"designed to accommodate the office, governmental, and institutional needs of the community. The district is also designed to provide for and promote concentrated development of retail establishments and personal and business services to supply the needs of residents, transients, and business and industry in the town center as well as in the entire travel area. Land uses in this district are not subject to the off-street parking requirements at Chapter 11. If located above the ground floor, dwellings are allowed in this district. Uses which involved the open storage of junk, salvage, used auto parts or building materials shall be prohibited."*

3. Tax Map #0159A-0G-005.01: unzoned "City" to B-3 Business (see below)

4. Tax Map #0159A-0G-005.00: unzoned "City" to B-3 Business:

Kershaw UDO 2.1.2: B-3 General Commercial District *"designed to be developed and reserved for general business purposes. The regulations which apply within the is district are designed to encourage the formation and continuance of a compatible and economically healthy environment for business, financial, service, and professional uses which benefit from being located in close proximity to each other: and to discourage any encroachment by industrial, residential or other uses considered capable of adversely affecting the basic commercial character of the district."*

5. Tax Map #0156I-0M-017.00: from unzoned "City" to R-6

6. Tax Map #0156I-0M-017.01 : from unzoned "City" to R-6

Kershaw UDO 2.1.1: R-6 Residential: *"established for the most dense residential development within the town. The principal use of land is for single family and two-family dwellings and for related recreational, religious and educational facilities normally required to provide an orderly and attractive residential area. The regulations for this district are intended to discourage any use which because of its character would interfere with the development of or be detrimental to the quiet residential nature of the area included in the district."*

RELATIONSHIP TO PUBLIC PLANS

Zoning these parcels will bring the lots into conformity with Kershaw's Unified Development Ordinance and Comprehensive Plan.

INFRASTRUCTURE CONSIDERATIONS

As the uses for the parcels are already established, there will be no discernible effect on infrastructure: public utilities, emergency services, roads or schools



Case No. RZ-2025-1025
Staff Report to Planning Commission
Meeting Date: May 20, 2025

STAFF RECOMMENDATION:

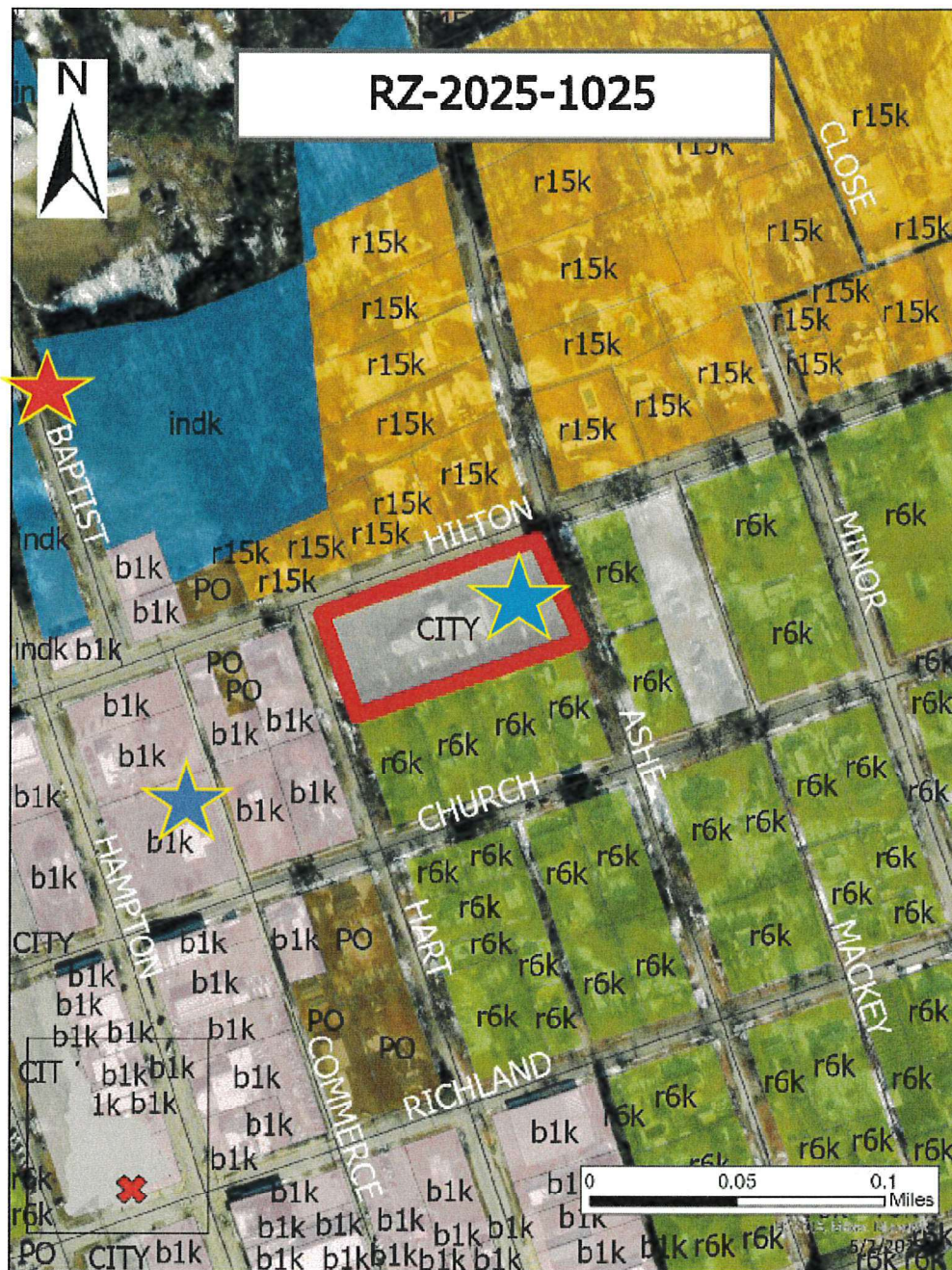
Staff recommends Approval of these administrative requests by the Town of Kershaw.

ATTACHMENTS:

Location Maps

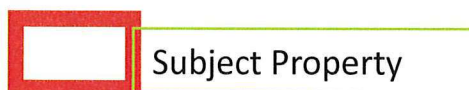
STAFF CONTACT:

Allison Hardin, Development Services Coordinator
ahardin@lanastercountysc.gov
803-416-9422



Proposal:

TM 0156I-0F-001.00
Unzoned to B-1 Kershaw



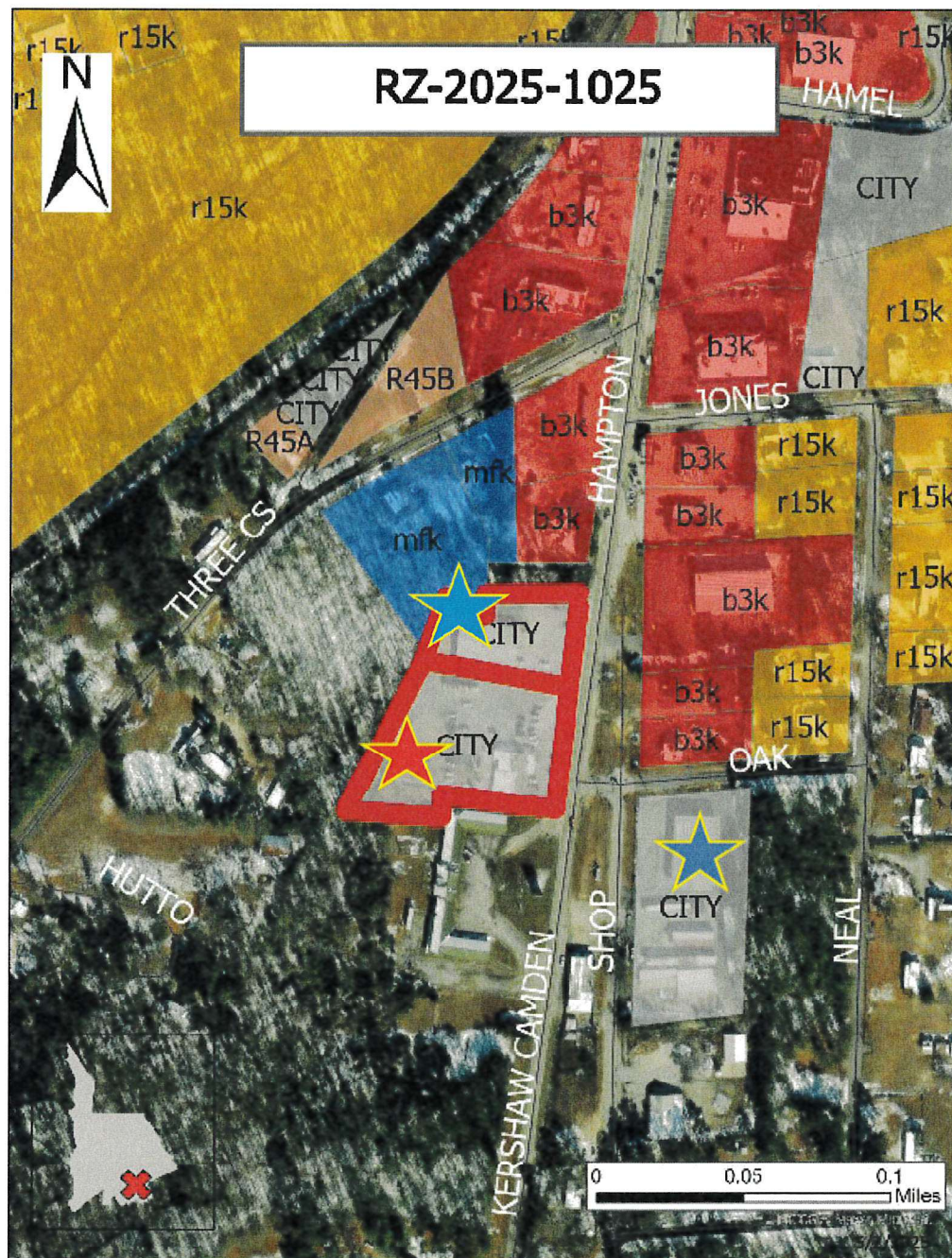
Baker Funeral Home



ADM Facilities



First Citizens Bank



Proposal:

TM 0159A-0G-005.00
 TM 0159A-0G-005.01
 Unzoned to B-3 Kershaw



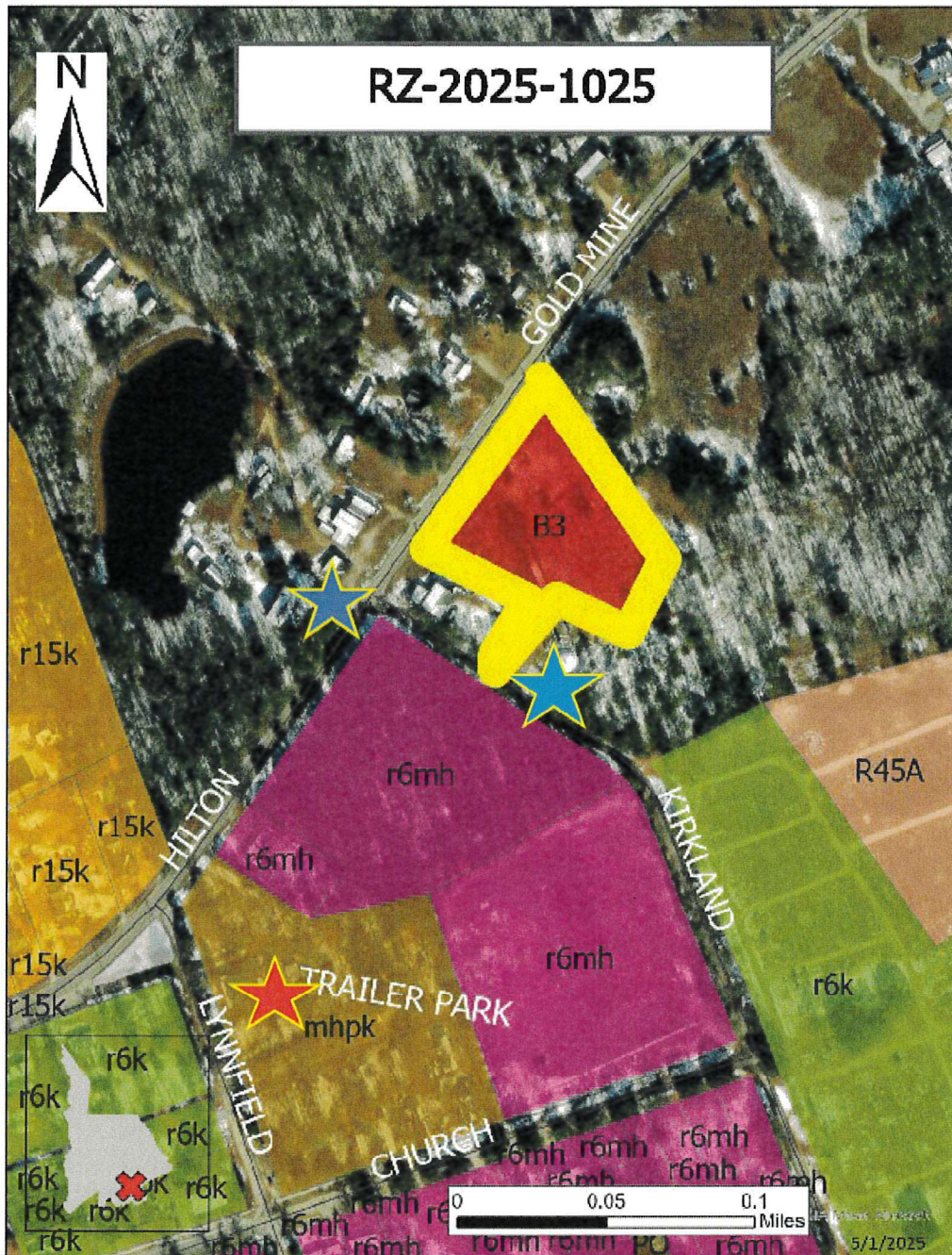
Dollar Tree 606 S. Hampton



521 Filling Station
 608 S. Hampton



Kershaw Hardware



Proposal:

TM 0156G-0B-002.00

Rezoning PB (County)
to PO Kershaw



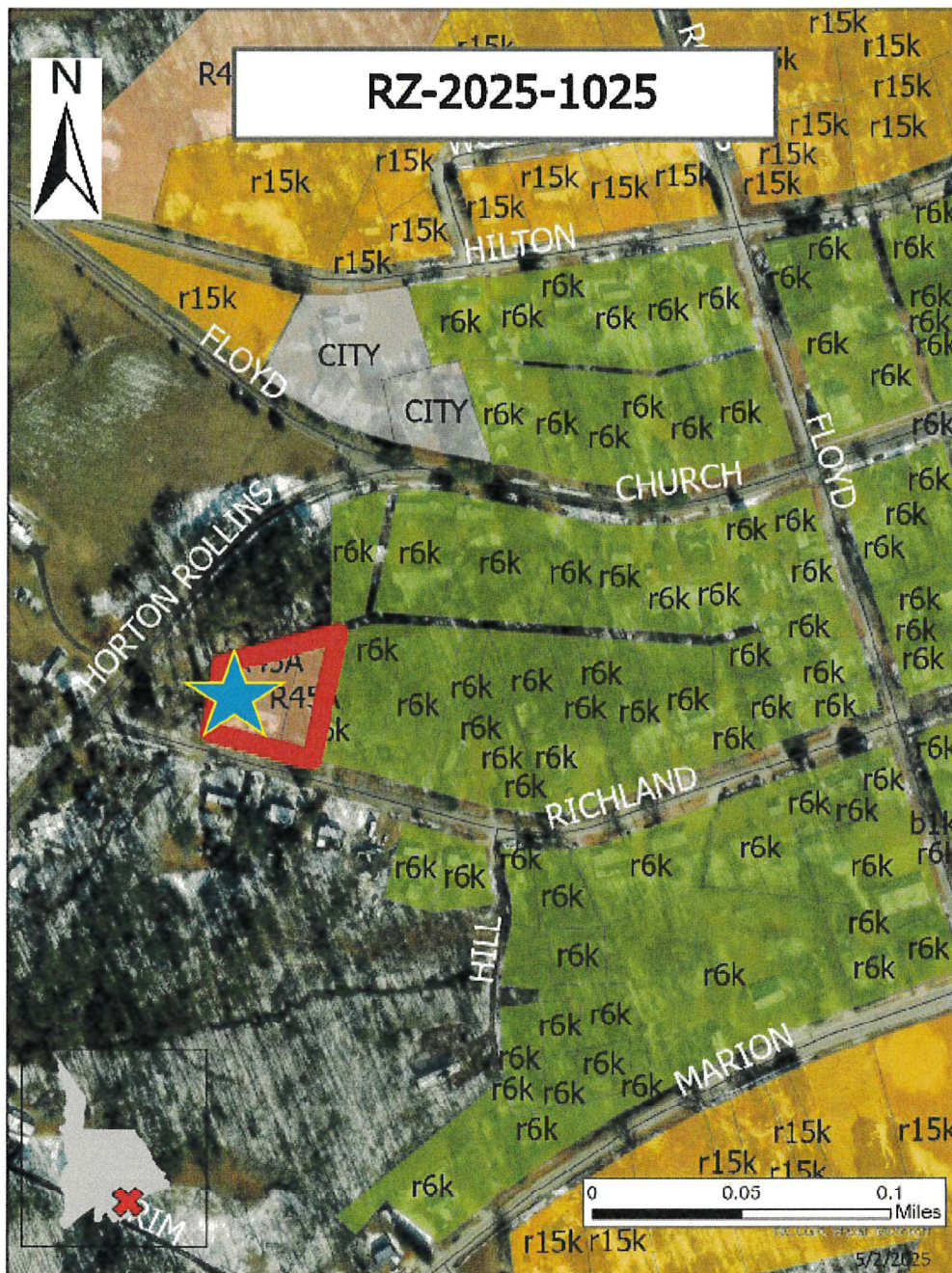
Water Tower



Mobile Home Park



Catoe Realty



Proposal:

TM 0156I-0M-0017.00

TM0156I-0M-0017.01

Unzoned to R-6 Kershaw



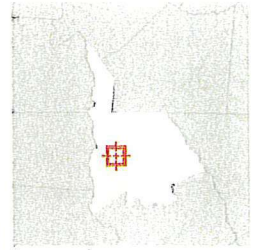
532 & 530 W. Richland



Subject Property



Overview



Legend

- Parcels
- Roads

Parcel ID	00810-0C-014.00	Owner	MARDANY THOMAS	Last 2 Sales			
Class Code	Land Only		NORRIS COLIN	Date	Price	Reason	Qual
Taxing District	County		7234 HOPETON RD	3/14/2025	\$19000	TRUE SALE	Q
	LANCASTER		CHARLOTTE, NC 28210	3/3/2025	\$1	QUIT CLAIM	Q
Land Size	166.0	FRONT FEET	Physical Address	Assessed Value			

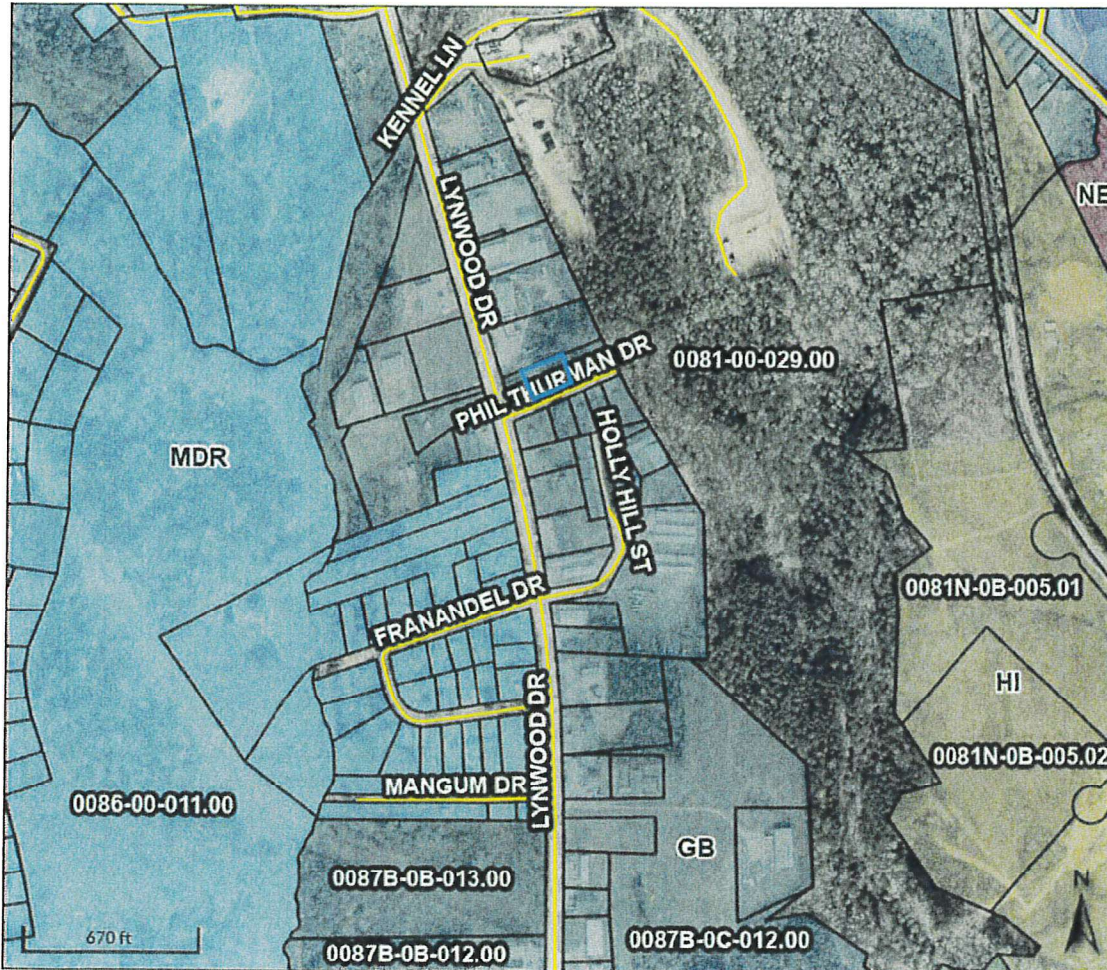
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Date created: 6/5/2025

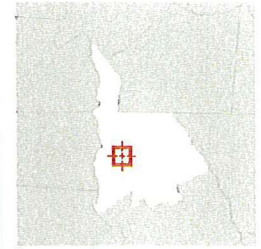
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Developed by  SCHNEIDER
GEOSPATIAL





Overview



Legend

- Parcels
- Roads
- Zoning Districts**
 - AR
 - CITY
 - GB
 - HDR
 - HI
 - HSPRGS
 - IMX
 - INS
 - KER
 - LDR
 - LI
 - M
 - MDR
 - MH
 - MX
 - NB
 - OSP
 - PB
 - PDD
 - RB
 - RMX
 - RN
 - RR
 - RUB
 - UR

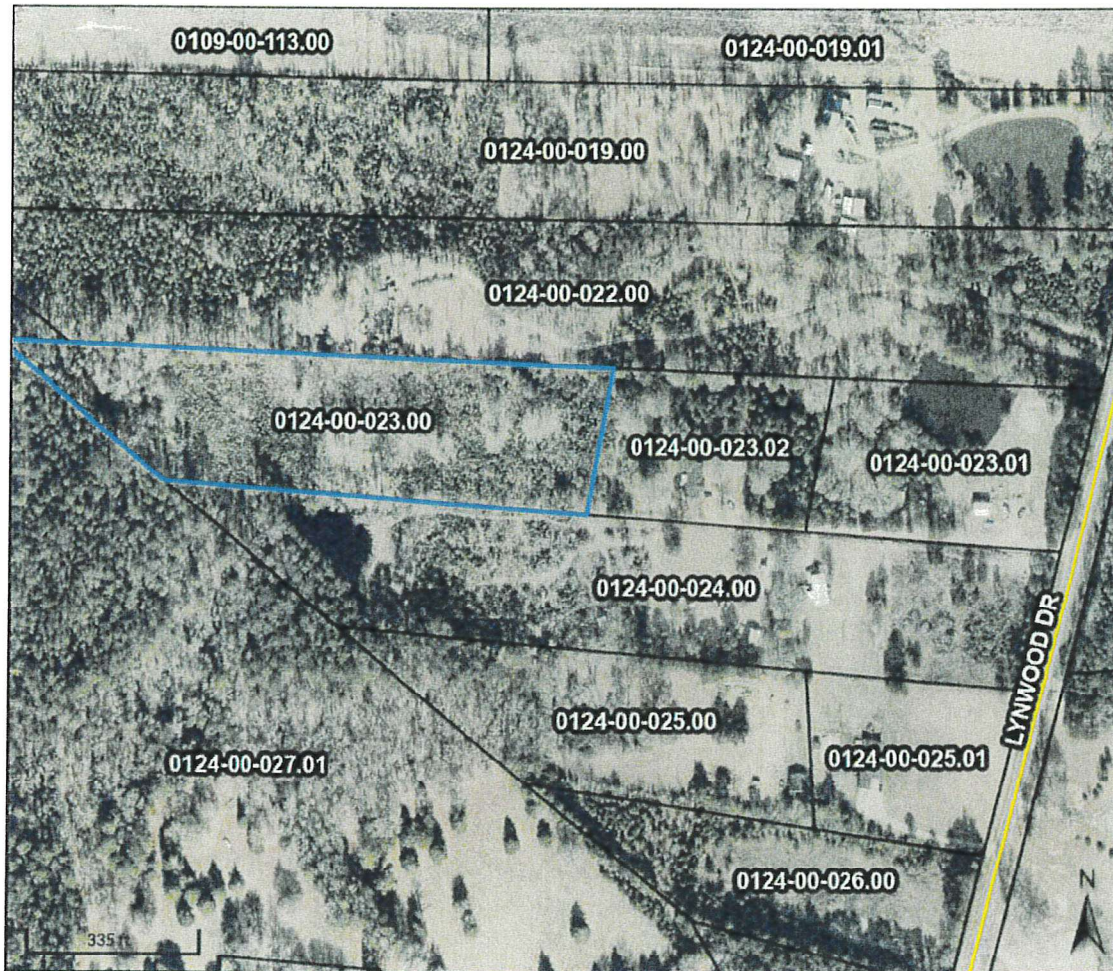
Parcel ID	00810-0C-014.00	Owner	MARDANY THOMAS	Last 2 Sales			
Class Code	Land Only		NORRIS COLIN	Date	Price	Reason	Qual
Taxing District	County		7234 HOPETON RD	3/14/2025	\$19000	TRUE SALE	Q
	LANCASTER		CHARLOTTE, NC 28210	3/3/2025	\$1	QUIT CLAIM	Q
Land Size	166.0	FRONT FEET	Physical Address				
			Assessed Value				

(Note: Not to be used on legal documents)

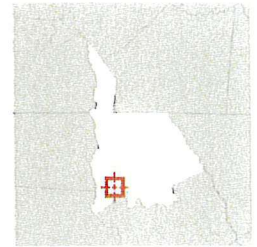
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GEOSPATIAL



Overview



Legend

- Parcels
- Roads

Parcel ID	0124-00-023.00	Owner	MCDOWELL	Last 2 Sales				
Class	Non Qualified		RODNEY	Date	Price	Reason		Qual
Code	Residential		DUDLEY CAMILLE	12/2/2024	\$83000	TRUE SALE		Q
Taxing	County		RENE	10/21/2022	\$120000	SOLD DOES NOT MATCH		Q
District	LANCASTER		4055 EAGLE DRIVE			APPRAISAL RECORD		
Land Size	5.86	ACRES	HOPEWELL, VA					
			23860					
		Physical Address	LYNWOOD DR					
		Assessed Value						

(Note: Not to be used on legal documents)

Date created: 6/5/2025
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GEOSPATIAL

Camille Dudley et al 5.86 ac
0124-023.02 Martinez - Garcia 2.54 ac
(0124-023.01) Miles (3.0 ac)
0124-024 Roberts 8.85 ac

20.25 ac

75% = 15.1875
SIGNATURES 17.25 acs