

JASON CAVALIER, DISTRICT 1
T. YOKIMA CURETON, DISTRICT 2
LYNETTE HINSON, DISTRICT 3
JUDIANNA TINKLENBERG, DISTRICT 4
MICHELLE RICHARDS, DISTRICT 5
SHEILA HINSON, DISTRICT 6
FRANCES LIU, DISTRICT 7
SECRETARY: AIMEE SHOLAR



MINUTES
Lancaster County Planning Commission
May 20, 2025, 6:00 p.m.

Preliminary Announcements by Allison Hardin, Development Services Director

Chairman Cavalier called the meeting to order at 6:02 p.m.

1. Roll Call: Quorum is present (6 Commissioners)

Commissioners Present:

Jason Cavalier, Dist. 1

T. Yokima Cureton, District 2

Sheila Hinson, Dist. 6

Judianna Tinklenberg, Dist. 4

Michelle Richards, Dist. 5

Frances Liu, Dist. 7

Absent: Lynette Hinson, District 3

Staff Present:

Allison Hardin, Development Services Dir.

April Williams, Planning Director

Matthew Blaszyk, Planner

Jennifer Bryan, Planning Technician

Corey Barnes, Planner

Clerk to Council: Sherrie Simpson

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. The agenda was also posted in the lobby of the County Administration Building for the required length of time and was published on the County website.

Prayer and Pledge of Allegiance by Commissioner **Frances Liu**

THE FOLLOWING IS A SUMMARY OF PROCEEDINGS. IT IS NOT A VERBATIM TRANSCRIPT.

2. APPROVE AGENDA

Chairman Cavalier called for a motion to Amend the Agenda withdrawing Item 5a: SD-2024-1442 Shadow Moss, and to Approve as amended.

Motion to Approve by S. Richards; 2nd by Sheila Hinson

Called vote: 6:0. Motion approved unanimously.

Ms. Tinklenberg raised a question about previous meeting minutes, which Chairman Cavalier deferred to “Other Business” at the end of the agenda.

3. APPROVE MINUTES

a. April 15, 2025, Regular Minutes

Chairman Cavalier called for a motion to approve April 15, 2025, Regular Minutes as written. Motion to Approve by S. Hinson; 2nd by S. Richards

Called vote: 5:0. Motion approved. J. Tinklenberg abstained as absent from meeting

b. May 1, 2025 Workshop Minutes

Chairman Cavalier called for a motion to approve May 1, 2025, Workshop Minutes as written. Motion to Approve by J. Tinklenberg; 2nd by S. Richards.

Called vote: _6:0. Motion approved unanimously.

4. CITIZEN’S COMMENTS [see Sign-In sheet attached]

Chairman Cavalier opened the floor to comments from the public.

[Mr. Crump had signed in then crossed out his name, and signed in on the Harrisburg Global item.]

No other citizens signed in for general comments. Chairman Cavalier closed General Comments.

5. PUBLIC HEARING ITEMS FOR PLANNING COMMISSION APPROVAL

a. SD-2024-1442 Shadow Moss Preliminary Plat

Deferred from 4/15/2025: Application by Prestige Development & Site Works LLC and Michael McCarter for a Preliminary Plat for 52.235 acres located off Hilldale Drive (TM-0080-00-033.00) to develop a 100-lot single family residential community a/k/a Shadow Moss.

APPLICANT HAS REQUESTED TO WITHDRAW

6. PUBLIC HEARING ITEMS FOR RECOMMENDATIONS TO COUNCIL

a. CU-2024-0682: Harrisburg Global Academy

(Continued) Application by Alliance Education Services Inc and the Gene & Frankie Cook Trust for a Conditional Use Permit for 26.50 acres at and adjacent to 11774 Harrisburg Road (TM # 0002-00-024.00 & 0002-00-024.01) for a proposed K-8 Charter School a/k/a Harrisburg Global Academy.

Staff Presentation: Matthew Blaszyk, Planner, presented the applications consistent with the staff report. Staff Recommendations: Applicant has resolved TRC comments on connectivity and buffers; and has submitted documentation of environmental studies.

Comment from applicant(s):

George Gennaro, engineer (Greenville SC) introduced other project members:

- Nick Meyer and Brittany Barnes, Environmental studies
- John Schick, TIA engineer
- Justin Matthews, Facilities, and Public Engagement

Questions from Commissioners:

Frances Liu: Has the question of coal ash deposited on the site been answered?

Brittany Barnes: Coal ash was deposited on the site. The environmental study identified areas.

Frances Liu: Is there any danger of exposing the coal ash?

Barnes: All deposits are capped by 3 to 6 feet of fill, and any work on the site will be adding rather than subtracting fill. None of the structures will encroach on dump deposits. A condition of brownfields development is yearly inspection by SCDES to ensure compliance.

Frances Liu: What are the dangers of coal ash exposure?

Barnes: Unless there is physical contact or ingesting, there is no danger.

Frances Liu: But what danger to students does that impose?

Barnes: I would have to look at research.

J. Tinklenberg: Will there be any impact that would cause exposure?

Barnes & Gennaro: There is no reason to dig up anything, for paths or roads we would add fill rather than go below the existing grade.

J. Tinklenberg: Please update us on the traffic concerns raised at the last meeting.

John Schick: Our TIA was completed per UDO requirements and has been approved by Lancaster County Staff and by SCDOT. We will create turn lanes at both entrances and are instituting staggered afternoon release times to aid with traffic flow.

Shelly Richards: How long will the methane monitoring wells be maintained?

Barnes: They are already closed, since the environmental study was completed, per SCDES policy.

Frances Liu: Is attendance limited to Indian Land, or can students from other areas enroll?

Justin Matthews: Per SC law, enrollment for charter schools must be open to all South Carolina Students. So although we anticipate serving the Indian Land area, other students may enroll. We currently have about 1500 applicants, more than 80% of which are from Indian Land.

Frances Liu: I asked because it has previously been stated that this facility will reduce strain on Indian Land Schools, but if students come from elsewhere that's not really the case.

J. Matthews: We only offer busing in the Indian Land area. Also, we have more flexibility with start and end times, and we do not allow buses to stop on major roadways.

Jason Cavalier: Have you submitted a grading plan?

Gennaro: We have not submitted those plans at this stage. We will submit those during the civil stage.

Y. Cureton: What were other TRC comments that needed to be addressed?

April Williams: Just the two items, buffers and connectivity.

Allison Hardin: We don't typically receive grading plans until civil construction stage.

J. Cavalier: I'm concerned with compaction and road grading going down into the cap.

Gennaro: We will be adding fill for road grading rather than going into subsoil.

Public Hearing: (See attachments: Sign-in Sheets)

1. Thomas Crump: (Indian Land) opposes building the school because of several concerns: danger to the public due to increased traffic; light and noise pollution from the school affecting neighbors; the danger to danger to students due to traffic.

Applicant Rebuttal: Justin Matthews: This is a K-8 program and we do not have late evening programs or matches. The athletic fields will be closed by 7:30 PM.

Chairman Cavalier closed Public hearing and called for a motion on item CU-2024-0682 Motion to approve by S. Hinson; 2nd by Y. Cureton.

Discussion:

Frances Liu: My main concern is traffic. Indian Land citizens complain about traffic. And this can only add more congestion, especially if we are bringing in students from outside the area.

T. Cureton: What are the updates regarding connectivity?"

Gennaro: We have an agreement with Almond Glen to allow connectivity with a multi-use path, and also can create a stub out to the southern parcel.

T. Cureton: Please explain "multi-use path"

Gennaro: It's for pedestrian and bicycle access, rather than vehicles.

April Williams: So children from the neighborhood can access it more easily without sidewalks on the main road.

J. Tinklenberg: Can we not require sidewalks for a project like this?

A. Williams: Not at present, but that is something we are looking at with the new UDO.

Jason Cavalier: For

Judianna Tinklenberg: For

T. Yokima Cureton: For

Michelle Richards: For

Sheila Hinson: For

Frances Liu: Against

Called vote: 5:1 Motion is approved unanimously.

The item will go to County Council for consideration, and applicant will be notified of time and date.

b. CP-2024-0367: Old Hickory LLC Comprehensive Plan Amendment

Application by G3 Engineering and Old Hickory Hill LLC for a Comprehensive Plan /Future Land Use Map Amendment for 159.64 acres off Old Hickory Road (TM # 0045-00-004.00) from “Rural” to “Growth Area”, in order develop a 310-lot single-family subdivision. (Concurrent application RZ-2024-0367 Rezoning)

Staff Presentation: April Williams, Planning Director, presented the application consistent with the staff report.

Staff Recommendation: No recommendation due to considerations for either option.

Questions to staff:

Jason Cavalier: When will the Comprehensive Plan be updated?

A. Williams: It’s updated every ten years.

A. Hardin: it will be updated in 2034, so research and engagement will start a year or two before that.

Comment from applicant(s):

Dean Aldrich, G3 Engineering: This will not be a 55+ community. There are significant wetlands. We will coordinate in building an additional pump station. We have already been planning with LCWSD to tap into the Roselyn force main; their plans for Roselyn took our development into account. There will also be major upgrades along Old Hickory Road.

Questions from Commissioners:

J. Tinklenberg: We recently had another Comp Plan Amendment, unlike this one that at least acknowledges water and sewer changes. But water and sewer is not the only infrastructure problem: roads, school capacity and emergency services are still a problem.

D. Aldrich: Higher tax income will create the revenue for improvements in other infrastructure.

J. Tinklenberg: What is the developer offering the County?

D. Aldrich: We would be happy to discuss a Development Agreement

S. Richards: My hesitation is, the layout is extremely urban, not a rural design like we see in Roselyn.

D. Aldrich: The cost of land requires density to keep homes affordable.

F. Liu: I'm concerned about emergency services; this layout crosses a stream, it looks like an EMS nightmare.

D. Aldrich: We consulted with the Fire Chief, adding width and multiple fire hydrants. He was satisfied with the plan. I will take up the Development Agreement discussion for EMS and other infrastructure concerns.

Public Hearing: (See attachments: Sign-in Sheets)

1. Email/Letter from **Town of Van Wyck** [see attachments] Opposed to the development

2. **Barbara Scannell** (Indian Land): Opposes the development due to conflict with Comprehensive Plan passed in April 2024, referencing "high quality services, efficiency, [and] fiscal responsibility," and the County's own published data in the Comp Plan and Development Activity reports. Services are already struggling, and there are thousands of units already approved but unbuilt. Do not approve any more until services can catch up.

3. Kevin Gribbon (Indian Land) Opposes development. The impact of existing and unbuilt approved units on services, quoting statistics on overwhelming number of coroner, EMS and Sheriff's Office calls. Volunteer fire stations have longer response times. The current infrastructure cannot accommodate even more housing units.

Chairman Cavalier closed public hearing and called for a motion on item CP-2024-0367 Motion to approve by S. Richards; 2nd by Y. Cureton.

Discussion:

Chairman Cavalier: We received a letter from the Town of Van Wyck; they request that we deny this project, as they would prefer to maintain RN [Rural Neighborhood] zoning around the town limits. Residents of Van Wyck are deeply concerned with the impact on traffic and emergency services.

Y. Cureton: We just approved this Comprehensive Plan. There has not been time to test it. We should let the dust settle before we think about changing it.

F. Liu: We have already turned down one request for amendment. It flies in the face of what we are trying to do, if we approve this.

J. Tinklenberg: We must tread cautiously as development moves south. We need to learn the lessons [from rapid growth] and be smart about growth.

F. Liu: We were asked recently to prioritize projects for needed services – there is just not money right now to expand services

Y. Cureton: If you want to develop, make it appealing to the County

F. Liu: Make it a partnership

Jason Cavalier: Against	Judianna Tinklenberg: Against
Yokima Cureton: Against	Michelle Richards: Against
Sheila Hinson: Against	Frances Liu: Against

Called vote: 0:6. Motion is denied unanimously.

The item will go to County Council for consideration, and applicant will be notified of time and date.

c. RZ-2025-0636: Morris et al. /Green Pond Road

Application by Margaret Morris, Gloria Keeffe and Wanda Griffin to rezone a 2-acre portion of a larger property located off Green Pond Road (TM-0014-00-024.00,) from Medium Density Residential (MDR) to Rural Neighborhood (RN), in order to conjoin it to adjacent property owned by Margaret Morris (TM-0014-00-023.00).

Staff Presentation: Corey Barnes, Planner, presented the application consistent with the staff report. Staff Recommendations: Approval

Questions to staff: no questions

Comments from Applicant:

Margaret Morris: our accessory structures were built on adjacent family land; we would like to conjoin them to our property. There are no current plans for sale of the larger family property, but it could happen in the future.

Public Hearing: (See attachments: Sign-in Sheets) None signed in.

1. Email comment: Russell Ashley (opposed to development of larger property).

Chairman Cavalier closed public hearing and called for a motion on item RZ-2025-0636 Motion to approve by F. Liu; 2nd by S. Richards.

Discussion: no comments

Called vote: 6:0. Motion is approved unanimously.

The item will go to County Council for consideration, and the applicant will be informed of time and date.

d. RZ-2025-0761: Andrade/Potter Road

Application by Vilma Andrade to rezone 7 acres at and adjacent to 813 Potter Road (TM 0060-00-049.00) from Low Density Residential (LDR) to Rural Residential (RR), to allow future division of tract, and placement of a mobile home.

Staff Presentation: Jennifer Bryan, Planning Technician, presented the application consistent with the Staff Report. Staff Recommendation: No recommendation, as considerations for both approval and denial exist.

Questions to staff: no questions

Comments from Applicant:

Aaron Loera (Applicant's son, resident of Indian Trail): My parents own the land and would like all their children to be able to live there. The rezoning will allow the housing option of mobile homes if needed.

Questions from Commissioners:

J. Cavalier: How many children are there?

Loera: Four. Two of my siblings do want to move here.

F. Liu: How many homes can be put on this property?

J. Bryan: There is one existing home; Minor Subdivision rules would allow four more lots to be created.

F. Liu: How many would be considered a mobile home park?

J. Bryan: A mobile home park would not be allowed. The maximum number of new lots would be 4;

Y. Cureton: but RR zoning allows 1 acre lots, so they wouldn't meet the maximum.

J. Bryan: since they have 7 acres, and can only create 5 lots, it would not reach the density maximum for RR.

Public Hearing: (See attachments: Sign-in Sheets)

1. **Greg Willis** (Stinson Road, Lancaster): Opposed to the rezoning. Objects to additional lots being created, goes against LDR idea of beautification of the neighborhood. The zoning change and mobile homes are not a good fit because the area has single-family homes and farmland. No one is in favor of this.

2. **Aaron Loera** (Applicant): I understand the concern, but this would take years before we would move here. I did not know the neighbors would have any problem with this.

3. **Scott Carnes** (Potter Road): Opposes the rezoning. Understands wanting to have family near, but not the type of development, not what we want for this area. It's one or two homes away from being a trailer park. We are going backwards, making the area less than it already is.

Rebuttal by Applicant:

Aaron Loera: The dream is to bring all four siblings, but not all of the siblings may choose to move here. My parents would like to have the option of creating lots for them. Probably there will be the existing house and two mobile homes.

Chairman Cavalier closed public hearing and called for a motion on item RZ-2025-0761 Motion to approve by S. Hinson; 2nd by J. Tinklenberg.

Discussion:

Y. Cureton: changing LDR to RR is not “less than,” it is more rural, which fits the Comp Plan. There seems to be something not being said.

F. Liu: I have a tough time with this. Would they be able to make 7 lots?

J. Bryan: The maximum number of lots they can create is 5 – the existing home and 4 more.

F. Liu: I just seems wrong to create one area on that side of the road where they can make 5 lots.

J. Bryan: In either zoning district they can make a maximum of 5 lots. The only difference is that LDR does not allow mobile homes.

S. Richards: What are the regulations for mobile homes?

Allison Hardin: regulations on manufactured homes: all must comply with SC and IRC uniform standards are required, permanent foundation and tie down are required, wheels and chassis must be removed, underpinning materials are specified, age limits for moving. They are not by-right, they are permitted with review and must meet regulations.

J. Cavalier: Are any buffers required?

Allison Hardin: No buffering is required between residential types.

Y. Cureton: [to staff] Can we do an education session on culture, on housing affordability? I hear so much judgement about housing type. If we allow developers to have a say, why not regular people? It makes sense to me to have a conversation about this. To my mind, mobile homes does not rule out “Beautification”

S. Richards: That was the reason for my question --we have regulations and standards for these concerns

Y. Cureton: We have regulations, building codes, lot standards – for mobile homes

Allison Hardin: Yes, we have standards, required fixed foundations, and eventually for title retirement once it has a permanent foundation.

J. Tinklenberg: The applicant is asking for what is already allowed by right directly across the street.

S. Hinson: An acre is a large lot, it's not going to look like a mobile home park.

J. Bryan: in either case, there will be the existing home and up to- not necessarily, but possibly – 4 more lots. Under either zoning, those lots can have stick built or modular homes. The only difference will be, do you want to allow this family the flexibility of another housing option.

F. Liu: I feel like I'm being painted as judgemental: but a home is the biggest investment you can make. I can't ignore what we've heard from residents; they want to protect their investment.

Chairman Cavalier: Can staff explain the difference between Modular vs. mobile home?

Staff members: Modular has pre-assembled components built to IRC Building Code standards, sections are assembled on site, and are permitted and inspected as a stick-built home would be.

Mobile homes are assembled on a chassis with wheels; there are structural requirements and ratings for different hazard zones (e.g. wind zones, hurricanes and earthquakes); LC code requires a permanent base and removal of wheels once placed on a lot.

S. Hinson: A modular will hold its value the same as a stick built, where a mobile home does not.

J. Bryan: Also, modular homes are regulated by building codes alone; mobile homes also must meet certain DMV regulations and are titled through the DMV.

Chairman calls for the vote:

Jason Cavalier: For	Judianna Tinklenberg: For
T. Yokima Cureton: For	Michelle Richards: For
Sheila Hinson: For	Frances Liu: Against

Called vote: 5:1. **Motion is approved.**

The item will go to County Council for consideration, and the applicant will be notified of time and date.

8:09 PM A 5 minute recess was called.

8:15 PM Meeting was re-called to order

7. PUBLIC HEARING ITEMS FOR REFERRAL TO KERSHAW TOWN COUNCIL

a. **RZ-2025-1017 Robertson (Kershaw)**

Application by Jerry Robertson and Town of Kershaw to zone a parcel of 0.51 acres at 606 W. Church Street, Kershaw (TM 0156I-0A-002.00) from unzoned “City” to R-6 Residential District.

Staff Presentation: Jennifer Bryan, Planning Technician, presented the application consistent with the Staff Report. Staff Recommendation: Approval

Questions to staff: no questions

Comments from Applicant: Available for comment; no questions

Public Hearing: (See attachments: Sign-in Sheets) None signed in.

Chairman Cavalier closed public hearing and called for a motion on item RZ-2025-1017
Motion to approve by S. Hinson; 2nd by Y. Cureton.

Discussion: no comments.

Called vote: 6:0. Motion is approved unanimously.

The item will go to Kershaw Town Council for consideration.

b. **RZ-2025-1025 Zoning Corrections: Town of Kershaw**

Group of property zonings sponsored by the Town of Kershaw

Administration: properties did not receive zoning designation at time of incorporation into the Town of Kershaw:

- **Tax Map # 0156G-0B-002.00:** 2.27 Acres at Gold Mine Hwy near intersection of Kirkland Avenue, owned by Sandhills Medical Foundation. Rezone from PB (Professional Business) to PO Professional Office.
- **Tax Map #0156I- 0F-001.00:** 1.8 acres at 210 E. Hilton St, Kershaw, owned by Baker Properties LLC. Rezone from unzoned “City” to B-1 Business.
- **Tax Map #0159A-0G-005.01:** 0.86 acres at 606 S. Hampton St, Kershaw, owned by The Hawfield Group LLC. Rezone from unzoned “City” to B-3 Business.
- **Tax Map #0159A-0G-005.00:** 1.88 acres at 608S. 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. 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 Rezone from unzoned “City” to R-6.

Staff Presentation: Jennifer Bryan, Planning Technician, presented the application consistent with the Staff Report. Staff Recommendation: Approval

Questions to staff: no questions from Commissioners.

Comments from Applicant:

1. Robin Smith, (owner, 532 W. Richland): would like the decision on her property to be continued to June, so that she can get answers to her questions about the impact and purpose of zoning:
 - Why was it never zoned previously?
 - Will zoning change the value of the property?
 - Can she obtain a copy of the zoning rules?
 - What benefits does zoning give to Kershaw and the County?

Public Hearing: (See attachments: Sign-in Sheets)

1. [Robin Smith, owner of 532 W. Richland]

Chairman Cavalier closed Public hearing and called for a motion on item RZ-2025-1025

Motion to approve request to zone first 5 properties, by Y. Cureton; 2nd by J. Tinklenberg.

Discussion: no questions

Vote: 6:0. Motion is approved unanimously.

These 5 properties will be referred to Kershaw Town Council for their June meeting.

Motion to continue the discussion of 532 W. Richland to June 17, 2025 meeting, by Y. Cureton; 2nd by J. Tinklenberg.

Vote: 6:0. The motion is approved unanimously.

The discussion for 532 W. Richland Street will continue at the June 17, 2025 meeting of the Planning Commission.

8. OTHER

a. Review of Next Month's Agenda

RZ-2024-0367 Old Hickory (Deferred from 4/15)

RZ-2025-1016 Mardaney GB to MDR

RZ-2025-0857 Pleasant Dale Baptist RN to INS

SD-2024-1745 Silver Run- 44 lots

SD-2024-1350 Riverside SF (Coulston) – 133 lots

TA-2024-0344 Satellite Parking

And the continued discussion for 532 W. Richland St. Kershaw

- b. Commissioner Tinklenberg requested an amendment of the previously approved April 3rd Workshop Minutes. No presentation on Comprehensive Plan objectives was made, although a handout was distributed. Staff will make the requested change.

9. **ADJOURN**

Motion to adjourn by Y. Cureton; Motion approved by unanimous consent. Meeting adjourned at **8:38 p.m.**

SIGN IN ONLY IF YOU WISH TO SPEAK



**PLANNING COMMISSION
Public Hearing Sign In Sheet**

Item 3: CITIZEN'S COMMENTS

General Comments or comments on matters not on tonight's agenda.

For comments on specific agenda items under discussion, please sign in on the appropriate sheet.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, May 20, 2025

Citizens are allowed 3 minutes per person to speak. Everyone speaking before The Commission will be required to do so in a civil manner. The Commission will not tolerate personal attacks on individual Commissioners, County Staff or any person or group. Racial slurs will not be permitted. The Commission's number one priority is to conduct business for the citizens of this county.

PLEASE PRINT

1.	THOMAS W. CAMP
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SIGN IN ONLY IF YOU WISH TO SPEAK



WITHDRAWN

**PLANNING COMMISSION
Public Hearing Sign In Sheet**

Item 5a: SD-2024-1442 Shadow Moss Preliminary Plat

Deferred from 4/15/2025: Application by Prestige Development & Site Works LLC and Michael McCarter for a Preliminary Plat for 52.235 acres located off Hilldale Drive (TM-0080-00-033.00) to develop a 100-lot single family residential community a/k/a Shadow Moss.

APPLICANT HAS REQUESTED TO WITHDRAW

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**PLANNING COMMISSION
Public Hearing Sign In Sheet**

Item 6a: CU-2024-0682: Harrisburg Global Academy

(Continued) Application by Alliance Education Services Inc and the Gene & Frankie Cook Trust for a Conditional Use Permit for 26.50 acres at and adjacent to 11774 Harrisburg Road (TM # 0002-00-024.00 & 0002-00-024.01) for a proposed K-8 Charter School a/k/a Harrisburg Global Academy.

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PLEASE PRINT

1.	Thomas W. Crump
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SIGN IN ONLY IF YOU WISH TO SPEAK



**PLANNING COMMISSION
Public Hearing Sign In Sheet**

**Item 6b: CP-2024-0367: Old Hickory LLC Comprehensive
Plan Amendment**

Application by G3 Engineering and Old Hickory Hill LLC for a Comprehensive Plan /Future Land Use Map Amendment for 159.64 acres off Old Hickory Road (TM #0045-00-004.00) from "Rural" to "Growth Area", in order develop a 310-lot single-family subdivision. (Concurrent application RZ-2024-0367 Rezoning)

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PLEASE PRINT

1.	Barbara Scannel
2.	KEVIN GRIBBON
3.	TOWN OF VAN WYCK - EMAIL

SIGN IN ONLY IF YOU WISH TO SPEAK



**PLANNING COMMISSION
Public Hearing Sign In Sheet**

Item 6c: RZ-2025-0636: Morris et al. /Green Pond Road

Application by Margaret Morris, Gloria Keefe and Wanda Griffin to rezone a 2-acre portion of a larger property located off Green Pond Road (TM-0014-00-024.00,) from Medium Density Residential (MDR) to Rural Neighborhood (RN), in order to conjoin it to adjacent property owned by Margaret Morris (TM-0014-00-023.00)

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PLEASE PRINT

1.	[Russell Ashley email comment]
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SIGN IN ONLY IF YOU WISH TO SPEAK



**PLANNING COMMISSION
Public Hearing Sign In Sheet**

Item 6d: RZ-2025-0761: Andrade/Potter Road

Application by Vilma Andrade to rezone 7 acres at and adjacent to 813 Potter Road (TM 0060-00-049.00) from Low Density Residential (LDR) to Rural Residential (RR), to allow future division of tract, and placement of a mobile home.

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PLEASE PRINT

1.	Greg Willis
2.	AARON LOERA
3.	Scott Carnes
4.	

SIGN IN ONLY IF YOU WISH TO SPEAK



**PLANNING COMMISSION
Public Hearing Sign In Sheet**

Item 7a: RZ-2025-1017 Robertson (Kershaw)

Application by Jerry Robertson and Town of Kershaw to zone a parcel of 0.51 acres at 606 W. Church Street, Kershaw (TM 0156I-0A-002.00) from unzoned "City" to R-6 Residential District.

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Tuesday, May 20, 2025

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**PLANNING COMMISSION
Public Hearing Sign In Sheet**

Item 7b: Group of property zonings sponsored by the Town of Kershaw Administration: properties did not receive zoning designation at time of incorporation into the Town of Kershaw:

- **Tax Map # 0156G-0B-002.00 : 2.27 Acres at Gold Mine: PB to PO**
- **Tax Map #0156I-0F-001.00 : 1.8 acres at 210 E. Hilton St, from unzoned "City" to B-1 Business;**
- **Tax Map #0159A-0G-005.01: 0.86 acres at 606 S. Hampton St, from unzoned "City" to B-3 Business;**
- **Tax Map #0159A-0G-005.00: 1.88 acres at 608 S. Hampton St, from unzoned "City" to B-3 Business;**
- **Tax Map #0156I-0M-017.00: 0.28 acres at 530 W. Richland St from unzoned "City" to R-6 ;**
- **Tax Map #0156I-0M-017.01 : 0.46 acres at 532 W. Richland St from unzoned "City" to R-6**

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, May 20, 2025

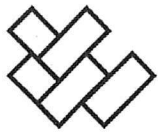
Citizens are allowed 3 minutes per person to speak. Everyone speaking before the Commission will be required to do so in a civil manner. The Commission will not tolerate personal attacks on individual Commissioners, County Staff or any person or group. Racial slurs will not be permitted. The Commission's number one priority is to conduct business for the citizens of this county.

PLEASE PRINT

1. Robin Smith

SIGN IN ONLY IF YOU WISH TO SPEAK

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13.



THE TOWN OF

VAN WYCK

5/19/2025

VIA EMAIL

To: The Lancaster County Planning Commission and Lancaster County Council
ssimpson@lanastercountysc.gov; ahardin@lanastercountysc.gov; jluis@lanastercountysc.gov ;
smgraham@lanastercountysc.gov ; briancarnes@lanastercountysc.gov; cmcgriff@lanastercountysc.gov;
steveharper@lanastercountysc.gov ; bneal@lanastercountysc.gov; bmosteller@lanastercountysc.gov ;
dmarstall@lanastercountysc.gov; Planning2@lanastercountysc.net

cc: planning@townofvanwyck.net; town.council@townofvanwyck.net

Re: Comments from the Town of Van Wyck, South Carolina regarding: CP-2024-0367: Comprehensive Plan Change from Rural to Growth; Old Hickory Road Parcel 0045-00-004.00; 310 Single Family Homes on 159.64 acres at 3135 Old Hickory Road ; Zoning change from RN to MDR;

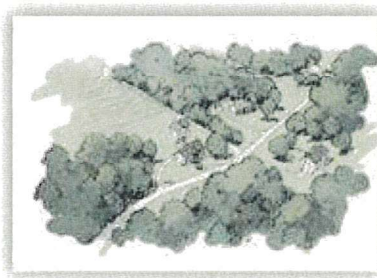
Greetings:

Members of the Van Wyck Town Council and Planning Commission, after review of the proposed 159 acre development respectfully request the Lancaster County Council and Planning Commission decline to advance the application. Thank you for receiving and incorporating the following comments into your deliberations on the above amendment.

The Town of Van Wyck would request that the county keep RN zoning in areas that surround the town to provide rural living to county residents

The property for this proposed subdivision is currently zoned Rural Neighborhood (RN) which is coordinated with the zoning for the Town of Van Wyck, and is an area of the county that promotes rural living.

Rural Living



The amendment proposes changes to the recently adopted 2040 Comprehensive Plan without adequate basis

Following many months of effort from county officials and substantial, detailed feedback from county residents, the 2040 Lancaster County Comprehensive Plan was adopted on April 22, 2024. The proposal to revise the land use designation at this early date fails to address the expectations of county residents. The residents are unaware of any changes to our area in that short time-frame that could possibly justify the request.

The 2040 Comprehensive Plan indicates that the Panhandle is currently at a breaking point in terms of the County's ability to provide adequate services and utilities.

Development of an additional 310 single family homes would certainly add stress to the current infrastructure especially schools, fire and rescue resources and roads/traffic. With the failure of the bond referendum at the November 2024 election, there is no near-term funding basis to cover current infrastructure demands.

Additionally, traffic studies of the area roads must be considered in advance of any amendments increasing residential density in this area plan. The SC 5/Steele Hill, SC 5/West Rebound (SC 75) and SC 5/Old Hickory intersections are already burdened by significant commuter and cut-through traffic connecting to Rock Hill and I77 via Hwy 5 as well as traffic accessing Indian Land High School. These intersections do not have adequate traffic controls to address the current traffic volumes. Further intersection improvements along SC Highway 5, Steel Hill Road, Van Wyck Road, West Rebound Road and Old Hickory Road must be prerequisite to any consideration of increased density planning going forward.

The proposed zoning of MDR is out of step with RN and the conservation concepts adopted by the Town of Van Wyck

The parcel in question notably lie outside the Town limits. The Town's adopted Comprehensive Plan includes concepts of extensive open space, conservation of natural resources and overall rural characteristics. The proposed zoning amendment permits increased residential density and will undoubtedly negatively impact the surrounding area and ultimately be an unwelcome and incongruous addition to the area.

The area around Van Wyck has also been noted as prime farmland soil or soils of Statewide important, page 119 of the Comprehensive Plan.

For the foregoing reasons, we recommend the zoning map amendment application not be approved by the Lancaster County Planning Commission and County Council.

Respectfully,

The Town Council and Planning Commission of the
Town of Van Wyck, South Carolina

From: [Ashley, Russell](#)
To: [Jennifer Bryan](#)
Subject: RZ-2025-6005
Date: Tuesday, May 20, 2025 4:49:33 PM
Attachments: [logo_ccdf8981-cba4-4eb5-9abc-30b7830ad94d.png](#)
[Facebook_39bbb7bd-ea9f-458b-ba84-03ff3f2ce399.png](#)
[Twitter_6aba590a-5e26-4ec6-88b4-5a6171d3a81a.png](#)

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—IT Helpdesk, lancastersc.supportsystem.com

Good afternoon Ms. Bryan,

My name is Russell Ashley and I live at 885 Ashley Rd. in Indian Land. I just wanted some clarification on this Public Hearing Notice in the subject line above that will be held tonight, 05-20-2025. We have lived on Ashley Rd. since right around 1974. I graduated from Indian Land High School in 1977. Wow I'm getting old. I just wanted to find out the details on this hearing since I can't attend in person. I talked to a gentleman in the planning department and I'm sorry to say I can't remember his name. He knows mine though. My concern is about Green Pond Road. I know this has to do with some 36 acres of land owned by the Morrisons and Griffins. They are all good people. I say more power to them if they want to sell their property. They have a right to do that all day long. My big concern is Green Pond Road. That road is highly traveled by many residents and it is really only a lane and a half wide. There is serious concern by residents when meeting other cars and delivery vehicles much more frequently now. Each driver has to grab a ditch on each side to pass safely. I was just wondering if that is being taken into consideration if the property being for sale is developed. There will be many additional vehicles added to the total who drive that road. Please consider this from a concerned citizen who uses that road every single day. Thank you for considering.

Respectfully,

Russell Ashley

Russell Ashley

[Risk Manager](#)

Risk Management

York County Government

Russell.Ashley@yorkcountysc.gov

Phone: 803-628-3941

Cell: 803-230-1554



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