



MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION

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

MINUTES
Lancaster County Planning Commission
March 18, 2025, 6:00 p.m.

Chairman Cavalier called the meeting to order at 6:00 p.m.

1. **ROLL CALL:** Quorum is present (7 Commissioners)

Commissioners Present:

Jason Cavalier, Dist. 1	Judianna Tinklenberg, Dist. 4
T. Yokima Cureton, Dist. 2	Michelle Richards, Dist. 5
Lynette Hinson, District 3	Sheila Hinson, Dist. 6
	Frances Liu, Dist. 7

Staff Present:

Allison Hardin, Development Services Director	
Matthew Blaszyk, Planner	
Jennifer Bryan, Planning Technician	Sherrie Simpson, Clerk to Council

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: T. Yokima Cureton

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

2. **APPROVE AGENDA**

Chairman Cavalier called for a motion to approve the agenda.
Motion to Approve by Shelly Richards; 2nd by Sheila Hinson
Called vote: 7:0. Motion approved unanimously.

3. APPROVE MINUTES

a. February 18, 2025, Regular Minutes

Chairman Cavalier called for a motion to approve February 18, 2025 Regular Minutes as written. Motion to Approve with correction of scrivener's error page 1 (replace "Chairman Deese" with "Secretary Aimee Sholar) by Sheila Hinson; 2nd by Shelly Richards.

Called vote: 6:0. **Motion approved unanimously.** Commissioner Cureton Abstained.

b. March 6, 2025 Workshop Minutes

Chairman Cavalier called for a motion to approve March 6, 2025; Workshop Minutes as written. Motion to Approve with correction of scrivener's error page 1 (replace "Chairman Deese" with "Chairman Cavalier") by Frances Liu; 2nd by Sheila Hinson.

Called vote: 6:0. **Motion approved unanimously.** Commissioner Cureton Abstained.

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

Chairman Cavalier opened the floor to comments from the public. None had signed to speak; the floor was closed to general comment.

5. PUBLIC HEARING ITEMS FOR RECOMMENDATION TO COUNCIL

a. CU-2024-2612 Cogito Academy

Deferred from 2/18/2025

Application by Cameron Gill/True North K8 and Joseph Camposeo for a Conditional Use Permit for a charter school ("Cogito Academy") to be located on 22.0 acres off Shiloh Unity Road (TM 0049-00-082.00).

Staff Presentation: Matthew Blaszyk, Planner, presented the application consistent with the staff report. **Staff Recommendations:** Conditional Approval per staff review comments

Questions to staff:

Y. Cureton: Were any emails received other than those provided? (No)

Y. Cureton: Has Applicant made any effort to reach out to the neighborhood? (Applicant responds below)

Comment from applicant(s):

Cameron Gill (Charlotte) and **Roddy Jordan** (Greenville):

401C(3) Public Charter School planned. Happy to answer questions. [staff provided applicants with a copy of citizens email comment]

Questions from Commissioners:

Y. Cureton: Has Applicant made any effort to reach out to the neighborhood?

Cameron Gill: We have been working with the School District regarding their temporary location at Pleasant Dale Baptist property (S. Potter Road). School Board conducted interest surveys and open enrollment (for temporary site). In 6 days, 200 families enrolled.

J. Tinklenberg: Concerned about the blind curve where turn-in to the site.

Cameron Gill: Road improvements on Shiloh Unity from SCDOT review include a right turn lane, and a westbound left turn.

William Heintz (Engineer): Site triangles for the ingress/egress are clear of the curve. There is a 4-way intersection at western driveway, with stop signs at 3 of the points.

F. Liu: Expressed concern about danger to students walking.

Cameron Gill: We do not foresee pedestrian crossing Shiloh Unity Road; there is connectivity with the subdivision community (Granite Falls) to the south for pedestrians. North of Shiloh Unity is the Lancaster Speedway and scattered large-acre lots.

J. Cavalier: Has there been analysis of the timing of traffic for racetrack events?

Cameron Gill: the track operates only on Saturdays, from March to October. For a good portion of that time school is not in session; and we do not anticipate having events on Saturday, so there should be no conflict. We've met with the Speedway owners and we are all on the same page.

PUBLIC HEARING: (See attachments: Sign-in Sheets) None signed in. **See attached comment letter from G. Evans.**

Chairman Cavalier closed public hearing and called for a motion on item CU-2024-2612 Motion to approve by Yokima Cureton; 2nd by Sheila Hinson.

Discussion:

F. Liu expressed concerned about access on the blind curve. People don't obey traffic laws, especially student drivers.

Applicant clarifies that the proposed school is K-8, not K-12

Y. Cureton expressed concern about racetrack event traffic impacting school events on weekends. The track may not be open, but people do gather at the racetrack on Fridays.

M. Richards stated that the addition of the turn lane should reduce danger at entrance, even if on a curve

Called vote: 7:0. **Motion is approved unanimously.**

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

b. RZ-2025-0072 McDonald/Small

Application by Carl Small to rezone 0.488 acres off Airport Road and Great Falls Highway (p/o TM 0086D-0C-001.00) from Medium Density Residential (MDR) to General Business (GB) District, in order to conjoin it to TM 0086D-0C-006.00 to resolve structures crossing boundary line

Staff Presentation: Jennifer Bryan, Planning Technician, presented the application consistent with the staff report. Staff Recommendations: Approval

Questions to staff: none.

Comment from applicant(s):

Gary Pakozdy for McDonald Family Trust: Ms. Bryan summarized the project. We wish to purchase the property and demolish the cooler behind the old Piggly Wiggly. Thank you for your consideration; I am here to answer questions.

Questions from Commissioners: 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-2025-0072
Motion to approve by F. Liu; 2nd by Y. Cureton.

Discussion: no discussion

Called vote: 7:0. **Motion is approved unanimously.**

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

c. RZ-2025-0191 Ingram/ Old Carter Road

Application by Kenisha Ingram on behalf of Veterans United Realty of the Southeast LLC to rezone 0.73 acres located at 1754 Old Carter Street (TM 0086C-0M-003.00) from Manufactured Housing (MH) to Medium Density Residential (MDR) District in order to subdivide and build single-family homes.

Staff Presentation: Jennifer Bryan, Planning Technician, presented the applications consistent with the staff report. Staff Recommendations: Approval
[see attachment: **Breakdown of MH zoning in Old Carter Rd Neighborhood**]

Questions to staff:

Y. Cureton: in the County, how many MH areas are left?

J. Bryan: I do not have that information; however, all AR and RR zoning allows mobile homes, which is a vast amount of the County. There is very little that is specifically zoned MH.

L. Hinson: I'm concerned with the price of housing; mobile homes are more affordable; was there anyone who complained or commented for this item?

J. Bryan: no one has filed email comments. Lot sizes under an acre are not really conducive to mobile homes; a great number of these lots are under 1/3 of an acre, and do not have lot width requirement to accommodate a mobile home.

F. Liu: Why do we require an acre?

J. Bryan: I can't answer that question; I can say that even our regulations for Mobile Home Parks, which is mainly what MH zoning is now used for, require larger lots areas than that for each mobile home.

Another comment regarding locations for mobile homes - Allison has mentioned that in the new UDO, we are looking at opening more districts to allow mobile homes.

J. Cavalier: Is the existing structure condemned?

J. Bryan: I don't think it has been condemned but it will be demolished since the property can't be divided until it is removed.

Comment from applicant(s):

Kenisha Ingram (Columbia SC): Mobile homes now are long, and cannot meet rear setbacks in these small lots.

Questions from Commissioners: none

Public Hearing: (See attachments: Sign-in Sheets) None signed in
Chairman Cavalier closed public hearing and called for a motion on item RZ-2025-0191
Motion to approve by Y. Cureton ; 2nd by S. Hinson.

Discussion: no discussion

Called vote: 7:0. **Motion is approved unanimously.**

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

6. PUBLIC HEARING ITEMS FOR PLANNING COMMISSION DECISION

a. SD-2024-1745 Silver Run

Deferred from 2/18/2025

Application by Broadstreet Homes Inc and Jerry Griffin Jr for a Preliminary Plat for 25.25 acres located off Silver Run Road (TM 0006-00-034.00) to develop a 44-lot single family residential community.

Staff Presentation: Matthew Blaszyk, Planner, presented the application consistent with the staff report. Staff Recommendations:

Questions to staff:

F. Liu: notes that the entrance is not aligned with Rise Lane.

M. Blaszyk: Public Works and SCDOT will review that issue at Civil Review process. SCDOT is abandoning the front portion Rise Lane, it will become a County Road.

Applicants:

Chris Hanson (Waxhaw NC) Skylar Brown (Charlotte NC)

Chris Hanson: Broad Street Homes and sister company Synergy Steel are Lancaster-based companies, both will be heavily involved in both building and manufacturing components such as the steel beams and trusses. Both are invested in the community, building with Habitat for Humanity. We are local, and our reputation is important to us. We take staff concerns and community concerns seriously; you are not dealing with a faceless person out of state.

There are site challenges, particularly since the site is narrow and there is topography, ; we understand there may be elevated construction costs as we develop due to such constraints, but we are not looking at simply maximizing density. We are staying well under requirements for density and paid attention to functional park space. We also have flexibility with construction design to accommodate topography challenges as they come up. Our revision has extended the road stub to the property line per staff review comment.

Questions to Applicant:

J. Tinklenberg: Looking at the grading plan, you are tying in right at property line. Looking at adjacent homes backing up to this in Rosemont, I'm worried about impacts to those homes [given the steep grade].

Chris Hanson: in this plan we are just looking at slab-on-grade construction with the rough publicly available topography data. With more detailed data, we have the flexibility to adapt our plans to use basements to accommodate the grade as we find it.

J. Tinklenberg: Will you do fencing or any other privacy amendments between the properties?

Chris Hanson: right now a buffer is not required, but we can look at fencing if it needs to be added.

S. Richards: I'm also very concerned with the topography, I'm an engineer. The roofs of the neighboring properties are going to be on a level with the basements. I'm concerned not only with the aesthetics for those moving in but the impact on those already there.

Chris Hanson: We're looking to Skylar and his team to come up with plans that will meet all those objectives.

S. Hinson: When you say the streets will be privately maintained, do you mean the people that live there or the HOA?

Chris Hanson: We will turn them over to the HOA to maintain.

Y. Cureton: How many streets are we looking at?

Chris Hanson: 3 streets total: the stub street, a main drive, and the circle around the park.

Y. Cureton: Does the road connect to a main road, or another neighborhood?

Chris Hanson: The stub allows future connectivity if the adjacent property is developed; the main drive enters/exits on Silver Run Road.

J. Tinklenberg: What amenities are included with the park?

Chris Hanson: We've found that the preferred option by residents is an open green space, perhaps with a walkway and some benches around the perimeter. We may consider a playground on a smaller lot, but we'll determine that during the construction phase.

F. Liu: You have the smaller park space and the larger park space across the street from each other? That concerns me if children are running back and forth across the road.

Chris Hanson: The main park is the one-acre green space, not an active park area.

F. Liu: Do you see any problem with the entrance offset from Rise Lane?

Chris Hanson: Rise Lane is very narrow, with few homes; if that alignment needs to be met, we can do that within the constraints of our property boundary.

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

1. **Brian Dentremont** (Rise Lane) [Against the proposal]. We back up to this property. Concerned about traffic on Rise Lane and Silver Run Road, as well as detrimental effect on Rosemont. Silver Run is over capacity, a curvy road. Everyone will use the cut-through Rosemont to get to Hwy 160, which is dangerous. Schools are already over capacity. Proposed road going to Rise Lane, will there be more houses there? No one is for this development
2. **Jill Randolph** (Vixen Lane, Rosemont): [Against the proposal]. The area is packed. Concerned about traffic, especially since a recent accident nearby where a child was hurt in Rosemont. Concerned by schools over capacity, police are understaffed, there is rampant overdevelopment. Worried about cracking foundations and damage to existing homes by construction.
3. **Kirk Reed** (Rosemont Drive): [Against the proposal] Resident since 2009, President of Rosemont HOA. There has been a lot of development in and around the community since then. The biggest problem is roads. Yellowstone Drive has been a particular problem. We've put in speed bumps at our own expense and a monitor that tells your driving speed. We also have a traffic counter to count the vehicles going through. In the past month we have had 20,000 vehicles cut through our neighborhood of 334 houses, going to 160 or out to Silver Run. In the last few years several developments have been built: Heritage Hall, Roseglen Townhomes, and now The Lodges with apartments, townhomes and single-family rentals. Regarding these new homes: what is the size and price point? How well do they fit with existing development? Regarding the grade differences, they say they'll deal with it "down the road" but that's not good enough. That's our property next door. I ask that you not approve this project.
4. **Billy Snipes** (Stones Throw Lane): [For the proposal] I live on a cut-through road, I understand the problem. That happens over time and can be addressed through other means. We're talking about denying people's development rights because of development. People speeding does not have to do with the new homes, it has to do with people cutting through. The developer is asking for well below the allowed density for this district, just as the land around it was developed when it had the opportunity to build. I ask for your approval of this project.
5. **Julie Griffin** (Woodhurst Drive, Monroe NC) [For the proposal] Owner of the 25 acre subject property. I appreciate the opportunity to make our request. We are simply asking to develop this property with the existing zoning. Properties all around it have been developed in the same way, and it only makes sense to develop this as a neighborhood as well. It's the logical and appropriate use. There have been requests to rezone it for even higher density development such as townhomes, and those requests were denied because they county determined that Medium Density Residential was the proper designation. We respect that decision. That is exactly what we are requesting, in fact we are asking for less

than the allowed density. We elected to work with Broad Street Homes because they are a respected developer based right here in Lancaster County. Denying this request will devalue the land and will impact our financial security. This is the responsible and appropriate use for this property. Thank you for your consideration.

6. **Rod Alvarado** (Vixen Lane, Rosemont) [Against the proposal] Please consider these impacts: the owners have rights, but the adjacent properties also have rights. Environmental Impact: impermeable surfaces will create runoff, and we will have issues with stormwater. Several streets backing up to it in Rosemont are directly downhill and will experience flooding due to the runoff. Economic Impact: the proposed lots and houses are much smaller than the existing homes, and will devalue surrounding homes. Public Safety: So much traffic passing through is causing concern to parents. Adding 44 new homes will mean 100 more cars. Schools are overcrowded. Fire department and police will be affected. The street is a narrow street with a blind corner and is very dangerous.

Applicant rebuttal: The homes will be around 2500 square feet, the price comparison concern is not valid. With regard to the stormwater concerns, we are meeting all design requirements for the state and county for the discharge.

Regarding the stub toward Rise Lane: we are required to provide stub out, but it's unlikely development there would be able to obtain the necessary right-of-way to create additional access there.

Allison Hardin: Regarding some of the issues raised:

1. Stub outs are required, but that does not mean there is development planned adjacent.
2. Park planning should take place now, not at Civil stage, especially if the location of the park needs to be reconsidered.
3. Matters that affect the safety of the neighborhood, such as road alignment or foot traffic for parks, needs to be done now.

The current plan meets many UDO requirements, but you can address these design concerns now.

Y. Cureton: Excited to see LC School District weighing in early. Was there more detail, or just this comment?

Hardin: We do not have concurrency requirements, but we are working toward that. So the School District information is helpful but we cannot deny a plan just based on their comment. Denial must be based on UDO or safety issues.

Chairman Cavalier paused the discussion to call for a motion on item SD-2024-1745. Motion to approve by Y. Cureton; 2nd by L. Hinson.

Discussion continued:

Y. Cureton: If I understand, then saturation in school enrollment is in the middle?

Hardin: We couldn't deny it just on that basis.

J. Tinklenberg: This project is in my district, I am familiar with all the problems. I can't find many positives for this site. The topography does not work with the adjacent properties. Add to that the knowledge that the schools are at capacity. We have a responsibility to fix the problem. We don't have to continue doing things the way they have been done in the past. This is not smart development. This parcel is left because it is not suitable for this type of development.

F. Liu: For public safety, I went to look at this property. My GPS took me through Rosemont. Since there's already a problem, I couldn't in good conscience add 100 cars to that problem.

Called vote: 0:7. **Motion is denied unanimously.**

Planning Commission makes final decisions on Preliminary Plats.

b. SD-2024-1442 Shadow Moss

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

Applicant: **Paul Carter**, Eastlake Engineering: APPLICANT REQUESTS DEFERRAL TO APRIL 15, 2025.

Chairman Cavalier called for a motion on item SD-2024-1442

Motion to continue to April 15, 2025 by Y. Cureton; 2nd by J. Tinklenberg.

Called vote: 7:0. Motion approved unanimously. **Item is continued to April 15, 2025.**

7. NON-HEARING ITEMS

a. NRN-2025-0375 March 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 Presentation: Jennifer Bryan, Planning Technician, presented the application consistent with the staff report. Staff Recommendation: Approval.

Questions to Staff: None.

No public hearing is required.

Chairman Cavalier called for a motion on item NRN-2025-0375.

Motion to approve by S. Richards; 2nd by J. Tinklenberg.

Discussion: no further discussion.

Called vote: 7:0. **Motion is approved unanimously.**

The Planning Commission has final approval of new road names and road name changes.

8. OTHER

- a. **CIP Overview** with Jamie Privuznak [see attached copy of slide deck]

Discussion:

J. Tinklenberg requested additional information about projects, and expressed dissatisfaction with the process. Planning Commission should be included earlier in the process to develop projects in line with Comprehensive Plan. This was already discussed last year, and we were assured we would be included earlier in the process.

J. Privuznak clarified context of the non-funded projects list in the overall CIP and Budget cycle process, and stated she would supply additional project information.

- b. **UDO Workshop Report**: The Workshop was postponed and will be rescheduled. The consultants made a presentation for Council at the Committee of the Whole meeting. The Subcommittee will tackle Chapter 10: Definitions next.

- c. **Board Member of the Year Nominations**: After discussion of the annual nomination process for Board Member of the Year, Y. Cureton Nominated Judianna Tinklenberg, and the nomination was seconded by Shelly Richards. Commissioners agreed to continue the discussion at the next Workshop meeting (April 3rd, 2025).

d. **ADJOURN**

Motion to adjourn by Sheila Hinson; 2nd by Yokima Cureton. Motion approved by unanimous consent. Meeting adjourned at **8:29 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, March 18, 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.

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SIGN IN ONLY IF YOU WISH TO SPEAK

~~Tuesday, February 18, 2025~~



**PLANNING COMMISSION
Public Hearing Sign In Sheet**

Item 5a: CU-2024-2612: Cogito Academy

Application by Cameron Gill/True North K12 and Joseph Camposeo for a Conditional Use Permit for a K8 charter school ("Cogito Academy") and Early Childhood Center to be located on 22.0 acres off Shiloh Unity Road (TM 0049-00-082.00).

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~~Tuesday, February 18, 2025~~



**PLANNING COMMISSION
Public Hearing Sign In Sheet**

Item 5b: RZ-2025-0072 McDonald/Small

Application by Carl Small to rezone 0.488 acres off Airport Road and Great Falls Highway (p/o TM 0086D-0C-001.00) from Medium Density Residential (MDR) to General Business (GB) District, in order to conjoin it to TM 0086D-0C-006.00 to resolve structures crossing boundary line

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~~Tuesday, February 18, 2025~~



**PLANNING COMMISSION
Public Hearing Sign In Sheet**

Item 5c: RZ-2025-0191 Ingram/ Old Carter Road

Application by Kenisha Ingram on behalf of Veterans United Realty of the Southeast LLC to rezone 0.73 acres located at 1754 Old Carter Street (TM 0086C-0M-003.00) from Manufactured Housing (MH) to Medium Density Residential (MDR) District in order to subdivide and build single-family homes

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**PLANNING COMMISSION
Public Hearing Sign In Sheet**

Item 6a: SD-2024-1745 Silver Run

Deferred from 2/18/2025

Application by Broadstreet Homes Inc and Jerry Griffin Jr for a Preliminary Plat for 25.25 acres located off Silver Run Road (TM 0006-00-034.00) to develop a 44-lot single family residential community.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, March 18, 2025

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PLEASE PRINT

1.	Brian DENTREMENT
2.	ROD ALVARADO move to #7
3.	JILL RANDOLPH
4.	KIRK REED

SIGN IN ONLY IF YOU WISH TO SPEAK

5.	Billy Snipes
6.	Julie Griffin
7.	ROD ALVARADO
8.	Chris HANSON (APPLICANT)
9.	Skylar Brown (APPLICANT)
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SIGN IN ONLY IF YOU WISH TO SPEAK



**PLANNING COMMISSION
Public Hearing Sign In Sheet**

Item 6b: SD-2024-1442 Shadow Moss

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

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, March 18, 2025

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Agenda Item for Discussion:	Cogito Academy
Meeting Date:	March 24, 2025 11:44 AM
Full Name	First Name: Geroldene Last Name: Evans
Phone Number	8032856286
Email	gpevans370@yahoo.com
Address:	370 Shiloh Unity Road, Lancaster, South Carolina 29720, United States
Citizen Comment - Regarding Agenda Item:	I am writing to express my very strong opposition to the proposed Cogito Academy in our Shiloh Unity neighborhood. I believe that this project would have a detrimental impact on our community. First and foremost, the proposed development is simply too large for our area and is unwanted in our Shiloh Unity community. The increase would put a strain on our community leading to increased traffic congestion and noise pollution. Additionally, the construction of this project would result in significant environmental damage, destroying natural habitats and putting wildlife at risk. Furthermore, the type of development being proposed is simply not in keeping with the character of our neighborhood. It would also drastically alter the aesthetic of our area. Finally, I am a life-long resident of the Shiloh Unity community, living here all of my 69 years and I want to leave it as is, a peaceful, loving, quiet community. In conclusion, I strongly urge you to reconsider this proposed Cogito Academy development and heartily oppose it. I believe that this project is simply not the right fit for our neighborhood. Thank you for your attention to this matter. Sincerely, Geroldene Proctor Evans

From: [Matthew Blaszyk](#)
To: [Jennifer Bryan](#)
Subject: FW: PLEASE: NO BUILDING BEHIND ROSEMONT SUBDIVISION
Date: Wednesday, March 12, 2025 8:49:22 AM
Attachments: [LCLogo_c716c29e-f766-46c0-a18c-7d20f2fc6ebd.png](#)



Matthew Blaszyk, Planner
Planning

Lancaster County Government
P.O. Box 1809
Lancaster, SC 29720

P:(803) 285-6005
mblaszyk@lancastercountysc.gov

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NOTICE: All email correspondence to and from this address may be subject to public disclosure under the SC Freedom of Information Act.

From: Katie Brenner <bunks26@hotmail.com>
Sent: Tuesday, March 11, 2025 6:27 PM
To: Matthew Blaszyk <mblaszyk@lancastercountysc.gov>
Subject: PLEASE: NO BUILDING BEHIND ROSEMONT SUBDIVISION

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—IT Helpdesk, lancastercountysc.supportsystem.com

The traffic will increase in an area that cannot handle it.

If children move into those homes, where will they go to school? the schools are busting at the seams already.

Please, No!!!

Thank you,
Kathryn Brenner

From: Teri Hinson
To: Planning Mailbox
Subject: PRESTIGE DEV & SITE WORKS, MICHAEL McCARTER
Date: Tuesday, March 18, 2025 11:35:05 AM

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—IT Helpdesk, lancastersc.supportsystem.com<<https://lancastersc.supportsystem.com>>

52.35 acres, subdivision 100 lot single family homes

Points of concern:

1. This land is/was a gully that was used as a dumping ground when a stretch of Hwy 903 was widened from 2 lane to 4 in the 1970s. How can it possibly support these homes. We've already been taken advantage of by the previous owner building rental houses, no berm, right on the road, no set back. (Ellis Homes). This land has changed owners several times over the past 10 years or so. How is it any different now? The land wasn't suitable for a subdivision then an it's not now.
2. Entrance/exit in front of my property 846 Hilldale Dr. This will impact my family's entering/exiting my driveway and property.
3. Runoff into Hannah's Creek.
4. Traffic-currently have major issues with tractor trailer trucks, tanker trucks, logging trucks(to and from Jacks), Lancaster County trash trucks using this mile stretch of Hilldale as a short cut. I've contacted the state about this and have basically been ignored.
5. Bridge over Hannah's Creek-I'm already concerned about the heavy vehicles crossing it, there's no weight limit posted. State and county should be aware of this since Hilldale was resurfaced several years ago.
6. 100 homes, maybe 2 cars per family-how can this road handle th additional traffic?
7. Speeding-Hilldale is already a free for all. Speed limit is 35, the majority of traffic that comes through is treating it like a mini bypass.
8. Noise

Sent from my iPad

From: [Matthew Blaszyk](#)
To: [Jennifer Bryan](#)
Subject: FW: Strong Opposition to Proposed Subdivision Near Rosemont Subdivision off Silver Run Lane
Date: Tuesday, March 18, 2025 1:37:39 PM
Attachments: [LCLogo_c716c29e-f766-46c0-a18c-7d20f2fc6ebd.png](#)



Matthew Blaszyk, Planner
Planning

Lancaster County Government
P.O. Box 1809
Lancaster, SC 29720

P:(803) 285-6005
mblaszyk@lancastercountysc.gov

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From: Matt K <mattkoch18@gmail.com>

Sent: Tuesday, March 18, 2025 12:35 PM

To: Stuart M. Graham <smgraham@lancastercountysc.gov>; cmcgriff@comporium.net;
bmostellar@lancastercountysc.gov; Steve Harper <steveharper@lancastercountysc.gov>; Bryant Neal <bneal@lancastercountysc.gov>; Brian Carnes <briancarnes@lancastercountysc.gov>; Jose Luis <jluis@lancastercountysc.gov>; Sherrie Simpson <ssimpson@lancastercountysc.gov>; Matthew Blaszyk <mblaszyk@lancastercountysc.gov>; Alan Williams <awilliams@lancastercountysc.gov>

Subject: Strong Opposition to Proposed Subdivision Near Rosemont Subdivision off Silver Run Lane

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—IT Helpdesk, lancastersc.supportsystem.com

Lancaster County Council Members,

I trust you are aware of the proposed subdivision near the back entrance to our neighborhood. As a concerned resident of Rosemont, I am writing to express the opposition of myself and many of my neighbors to this development, which plans to build 44 homes on 25 acres,

The primary concerns regarding this project are as follows:

1. **Decreased Property Values** – The proposed homes, which are on smaller lots

(just under 1/4 acre), and would back up with no border to our neighborhood would not be in line with the standards of our current neighborhood, lowering property values for all of us.

2. **Increased Traffic and Safety** – The addition of 44 homes would result in an influx of at least 88 vehicles, with Rosemont becoming a likely cut-through route creating a safety hazard for our children. A recent example of this was a cut-through driver just hit a child on Yellow Springs Dr. causing injury and heartache for them and their family. Furthermore, the proposed neighborhood has only one entrance, which would further exacerbate an already crowded drive on Silver Run Lane. The increased traffic would add to the congestion, making it even more dangerous for residents.
3. **Strained Infrastructure** – The roads in our area are already overcrowded, and with voters previously rejecting funding for road improvements and schools, this northern part of the county is already well over capacity. Schools are already overcrowded, and the roads can barely handle the current traffic load.
4. **Concerns About Safety and Quality of Life** – Additionally, for those of us who live near this area, there are ongoing concerns about gunfire, including automatic weapons, which is a danger to families and residents. While I am not anti-gun, the safety of our children and families is paramount, and this is an issue we cannot ignore when trying to build a new proposed subdivision.

I have spoken with several neighbors, and all are strongly opposed to the development for these reasons. Additionally, I have discussed this with a number of residents in the Rosemont area, and they share the same concerns.

I urge you to take our objections seriously and consider the long-term impacts this project would have on our neighborhood and the surrounding community.

Thank you for your attention to this matter, and I look forward to hearing from you.

Best regards,

Matthew Koch
2045 Vixon Lane, Indian Land, SC, 29707
919-538-2465

From: [Matthew Blaszyk](#)
To: [Jennifer Bryan](#)
Subject: FW: Strong Opposition to Proposed Subdivision Near Rosemont Subdivision off Silver Run Lane
Date: Tuesday, March 18, 2025 4:34:17 PM
Attachments: [LLogo_c716c29e-f766-46c0-a18c-7d20f2fc6ebd.png](#)



Matthew Blaszyk, Planner

Planning

Lancaster County Government
P.O. Box 1809
Lancaster, SC 29720

P: (803) 285-6005
mblaszyk@lancastercountysc.gov

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From: Taryn <taryndolan@comcast.net>

Sent: Tuesday, March 18, 2025 4:32 PM

To: Stuart M. Graham <smgraham@lancastercountysc.gov>

Subject: Strong Opposition to Proposed Subdivision Near Rosemont Subdivision off Silver Run Lane

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—IT Helpdesk, lancastercsc.supportsystem.com

Dear Lancaster County Council Members,

I hope this message finds you well. I am a resident of Rosemont Subdivision and I'm writing to express my concerns—and those of many of my neighbors—about the proposed subdivision planned near the entrance to our community. The development is set to include 44 homes on 25 acres, with lot sizes under 1/4 of an acre in the woods behind our neighborhood.

We are deeply concerned about the following issues:

1. **Impact on Property Values** – The proposed homes, which are set on very small lots (just under 1/4 acre), do not align with the standards of our neighborhood. Many of us worry that this will drive down property values for everyone in the area.
2. **Traffic and Safety Concerns** – After looking at the proposal with 44 new homes, we

are looking at at least 88 additional vehicles, and Rosemont will likely become a major cut-through route, leading to more congestion in our already crowded streets. Yellow Springs Dr. already has had multiple complaints and is a very dangerous cut through route in our own subdivision especially our children. We recently had an incident with a child being hit by a car and we do not want any more devastating incidents like this in the future! Also, the proposed neighborhood has only one entrance, which would add even more strain to Silver Run Lane, making an already difficult drive even worse.

3. **Overburdened Infrastructure** – The northern part of the county is already at capacity, with overcrowded roads and schools. Previous attempts to secure funding for road improvements and school expansions were rejected by voters this year, so the current infrastructure can barely handle the population we have now, let alone the added strain of this new development.
4. **Safety and Quality of Life** – Many of us who live near this area are also concerned about the ongoing issues of other neighbors who continuously fire weapons near this proposed development site. This could be a safety issue if these plans are able to come to fruition.

After talking with several of my neighbors, it's clear that there is strong opposition to this development. I've also spoken with residents of the surrounding areas, and they share the same concerns.

I urge you to carefully consider the long-term effects this development will have on our community, and to take the concerns of local residents into account during your deliberations.

Thank you for your time and consideration. I look forward to hearing from you soon.

Best regards,
Taryn Dolan M.Ed., BCBA, LABA

774-521-8847

MH Zoning (Old Carter Road)

1. 1702 Baker St 0086C-0M-008.00 = 0.192 ac 950 sf stick built used as barber shop
2. 1747 Gene Hudson Drive 0086C-0M-006.00 = 1.25 acres 3500 sf concrete block warehouse (commercial)
3. 1577 Carter Rd 0086C-0M-007.00 = .70 ac **MBH**
4. 1762 Old Carter St 0086C-0M-002.00 = 0.394 ac stick built/brick 1200 sf
5. 1718 Baker Street 0086C-0M-005.00 = .992 ac stick built 1600 sf
6. 1729 Old Carter 0086C-0N-005.00 = 0.172 ac, half of modular home structure and pool is built on adjacent lot 0086C-0N-006.00
7. 1741 Old Carter Road 0086C-0N-006.00= 0.769 ac , **MBH**
8. Vacant lot 0086C-0N-007.00 = 0.54 ac
9. 1757 Old Carter Rd 0086C-0N-008.01= 0.272 ac **MBH**
10. 2765 Old Carter Rd 0086C-0N-008.00= 0.502 ac. Stick built 1200 sf
11. 1762 Baker St 0086C-0N-003.00= 3.7 ac, 1822 Steele Street (mobile home).
Formerly MH park, now too small/ lost grandfathering b/c removed units.
Subdividing now would only yield 3 lots.
12. Steele Street 0086C-0N-003.02 = 1.0 ac, **non-conforming MH Park** with 6 units/addresses
13. 1824A Steele St (0086C-0N-003.01)= 0.331 acres, non-conforming : 2 stick built structures, total of 6 apartments
14. 1770 Baker St (0086C-0N-002.00) = 0.25 ac, 990 sf stick built residence
15. 1806 Steele St (0086C-0N-001.00) = 0.25 acres, 1200 sf stick built residence
16. 1805 Steele St 0086C-0P-011.00 = 0.25 ac, **MBH**
17. 1817 Steele St 0086C-0P-011.00 = 0.32 ac, 1200 sf stick built
18. 1821 Steele St 0086C-0P-013.00 = 0.45 ac, 800 sf stick built
19. 1829 Steele St 0086C-0P-015.00 = 0.25 ac, 1100 sf stick built
20. 1833 Steele St 0086C-0P-015.01 = 0.23 ac, 1100 sf stick built
21. 1835 Steele St 0086C-0P-016.00 = 0.22 ac, 1100 sf stick built
22. 1841 Steele St 0086C-0P-017.00= 0.22 ac 1100 sf stick built
23. 1645 Carter Rd 0086C-0P-019.00 = 0.92 ac, 1200 sf stick built
24. 1667 Carter Road 0086C-0P-020.00 = 0.45 ac, 1200 sf stick built
25. 1836 Springdale Rd 0086C-0P-001.02 = .3 ac, **MBH**
26. 1824 Springdale Road 0086C-0P-001.01= 0.425 ac, 1200 sf stick built
27. 1814 Springdale Road 0086C-0P-001.00 = 0.30 ac, 1000 sf stick built
28. 1808 Springdale Rd 0086C-0P-002.00 = 0.33 ac, 1000 sf stick built
29. 1802 Springdale Rd 0086C-0P-004.00 = 0.33 ac, , 1000 sf stick built

30. 1800 Baker St (through lot to Springdale Rd) 0086C-0P-009.00 = 0.9 ac, 1000 sf stick built

31. 1788 Springdale Rd 0086C-0P-007.00 = 0.23 ac, 900 sf stick built

32. 1812 Baker St 0086C-0P-008.00 = 0.23 ac, 1000 sf stick built

33. 1794 Baker St 0086C-0P-010.01 = 0.25 ac, MBH

34. 1790 Baker St 0086C-0P-010.00 = 0.20 ac, MBH

34 lots total :

USE Breakdown:

- 8 lots with 13 mobile homes:
 - 7 single mobile homes: One is on Former mbh park (lost grandfathering) and now too small for MBH park (3 + acres)
 - plus 1 non conforming 1 acre park with 6 homes.
- 2 commercial uses
- 24 lots stick built homes

LOT SIZE BREAKDOWN:

31 lots are less than 1.0 acre MH minimum

4 lots are smaller than MDR minimum 10k sf

[Member Login](#)

**Municipal Association
of South Carolina**



Managing the Risks of Land Use Regulations

When cities and towns adopt planning and zoning regulations, staff and officials can run into legal and political issues. Handling these concerns appropriately means paying careful attention to the law. Anytime a controversial project is moving forward where lawsuits may occur, planning and zoning staff need to work closely with legal counsel.

Here are some of the basics for land use regulation risk management:

Unequal treatment

Consistent decision-making, and consistent application of a municipality's ordinances, go a long way toward preventing issues with planning and zoning. Land use lawsuits most commonly occur in situations where plaintiffs claim they are receiving unequal treatment.

A common cause of such a lawsuit is "spot zoning." In the 1963 case [Bob Jones University, Inc. v. City of Greenville](#), the SC Supreme Court invalidated "spot zoning," which it defined as giving a small land parcel a classification entirely unlike the zoning for surrounding areas in a way that benefits the owners of that property and harms other property owners.

Decisions can also be challenged in instances where they are said to be "arbitrary and capricious," which can lead to claims under the U.S. Constitution involving equal protection, substantive due process or takings. Takings claims involve a possible violation of the Fifth Amendment and are typically not covered by insurance.

Political input

A review of a local newspaper's headlines and letters to the editor when a major development project is advancing will readily show that development is always a source of public interest and discussion. Often, these projects lead to controversy, which can become a problem when elected officials become significantly involved, or when they are trying to influence staff decisions and recommendations.

Members of the city or town council, as well as other decision-makers like planning commission members or board of zoning appeals members, should avoid making public statements about how specific regulatory decisions are made. This includes public statements such as talking to reporters about specific cases outside of public meetings or social media statements. This can help demonstrate that the regulatory decisions or recommendations they make were based on an unbiased application of the relevant ordinances.

Stating the basis for decisions

Generally, a land use decision that ends up in litigation will not be rejected by the court unless the decision made has no rational or valid basis, or the decision is based on an incorrect interpretation or application of the municipality's planning and zoning ordinances. Because of this, planning boards that make recommendations and councils that act on those recommendations need to be able to explain how they arrived at their decisions using only the relevant ordinances.

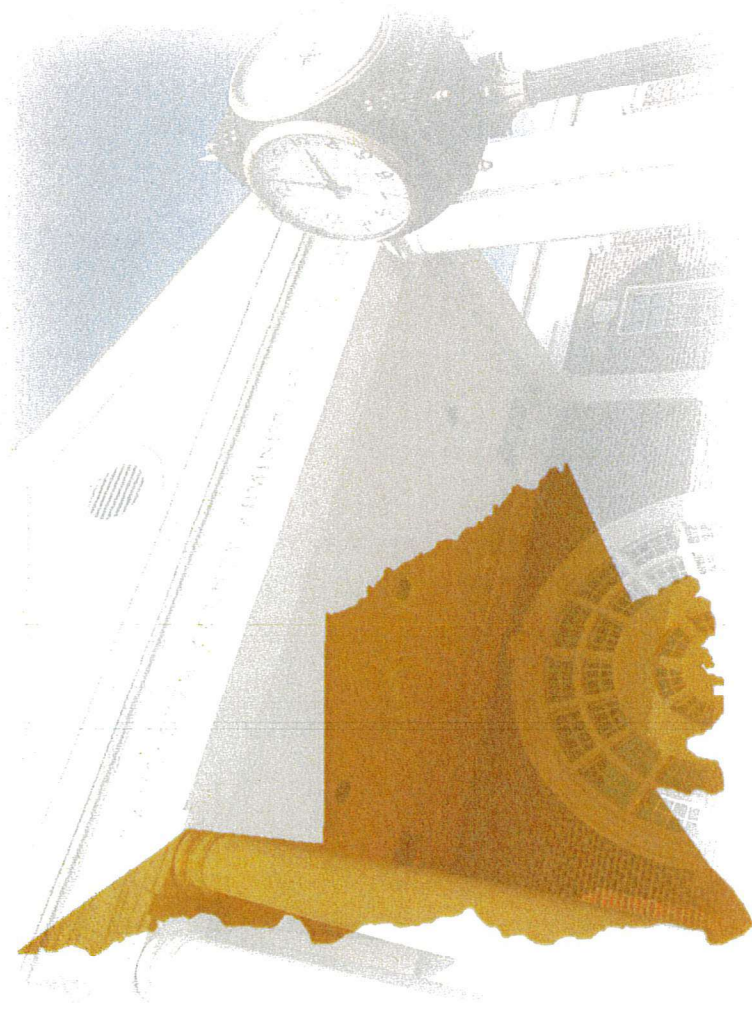
The Municipal Association's [Comprehensive Planning Guide for Local Governments](#) covers many legal issues involved in zoning, including spot zoning, exemptions, nonconforming uses and others.

November 2022

2021-2031 Capital Improvement Plan (CIP)

FY26 Budget Cycle

March 18, 2025



AGENDA

- Provide an overview of the 2021-2031 CIP and Timeline
- Review Unfunded, Approved Projects
- Review New CIP Requests for FY26
- Q&A

Capital Planning

WHY

Create a thriving
community

Build and maintain
infrastructure to
deliver public
services

WHO

Residents
Council
County Staff

WHAT

10-year plan:
Revised annually

No monetary
commitment

Budget
Implications

HOW

Borrow
(G.O. Bond)

Tax and Fees
(Millage Rate and
Impact Fee)

Cash
(Savings)

- A financial planning tool
- Various Funding Sources:
 - Capital Project Sales Tax – Special Revenue Tax
 - General Fund Millage
 - Impact Fees
 - Fund Balance
 - Borrow (Ex: General Obligation Bond)

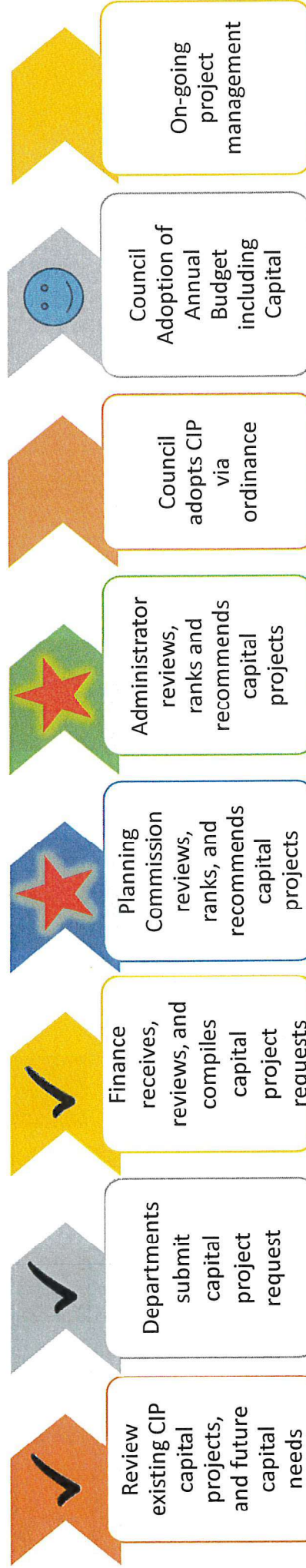
Annual CIP Timeline

- **March** – Finance reviews CIP process with Planning Commission and presents a list of capital project requests
- **April** – Planning Commission ranks, votes on, and recommends a prioritized list of capital projects to Council
- **April/Early May** – County Administrator reviews and recommends a prioritized list of capital projects to Council
- **June** – Council adopts a revision to the current CIP as part of the budget process for the new fiscal year

CIP Process Steps

Monitoring &
Reporting

Developing



Planning

FY26 CIP Project Summary

Category	Projects
Approved in Current CIP (Unfunded)	5
New CIP Project Requests for FY26	16
Capital Projects for Prioritization:	21
Public Safety Projects	\$19,065,000
General Government Projects	\$10,614,000
TOTAL:	\$29,679,000

(Includes existing projects, revised and resubmitted as new request, and new requests)

Public Safety Projects

Department	Project	FY26 Amount	Funding Source	Project Status
EMS	EMS Station 3	1,800,000	Unfunded	Approved; Not Started
EMS	EMS Station 6	1,800,000	Unfunded	Approved; Not Started
EMS	EMS Combo Station	4,000,000	Unfunded	Approved; Not Started
Fire Services	Upfit Warehouse Emergency Mgt	215,000	Unfunded	New Request
IL Consolidated Fire Service	Station 3 Construction	9,700,000	Unfunded	Revised; New Request
IL Consolidated Fire Service	Station 3 Engine	1,200,000	Unfunded	Revised; New Request

Public Safety Projects

Department	Project	FY26 Amount	Funding Source	Project Status
IL Consolidated Fire	Station 1 – parking lot resurface	350,000	Unfunded	New Request
Public Safety Total:		<u>\$19,065,000</u>		

General Government Projects

Department	Project	FY26 Request	Funding Source	Project Status
Administration	Enterprise Resource Planning (ERP)	2,875,000	Unfunded	New request
Airport	12K gallon stainless steel gas tanks	1,000,000	Unfunded	New request
Development Services	Building Office Space	4,000,000	Unfunded	Approved; Not Started

General Government Projects

Department	Project	FY26 Request	Funding Source	Project Status
Park & Recreation	Access Gates at 3 Park Locations	360,000	Unfunded	New Request
Park & Recreation	Resurface Tennis Courts at Walnut Creek	126,000	Unfunded	New Request
Park & Recreation	Update Walnut Creek Athletic Complex (bathrooms)	150,000	Unfunded	New Request
Park & Recreation	Renovate Morningside Park	120,000	Unfunded	New Request
Park & Recreation	Digital Road Signs at 5 Park Locations	150,000	Unfunded	New Request
Park & Recreation	Portable Stage Purchase	150,000	Unfunded	New Request

General Government Projects

Department	Project	FY26 Request	Funding Source	Project Status
Park & Recreation	Replace the Springdale Roof	270,000	Unfunded	New Request
Park & Recreation	Shade Structures for playground	156,000	Unfunded	New Request
Public Works	PW Facility Site Study	135,000	Unfunded	New Request
Public Works	Joshua Tree Convenience Site Upgrades	1,122,000	Unfunded	Approved; Not Started
General Gov. Total:		<u>\$10,614,000</u>		

April 2025

- **Conduct** a public hearing to gather input on the proposed projects
- **Evaluate and prioritize** project requests in alignment with the 2040 *Comprehensive Plan*, UDO, and related Planning documents
- **Vote** on a recommended project prioritization list for Council consideration in May

Upcoming on FY26 Budget Calendar

2026



April 2025

April 2: Council Workshop - Department & Operating Budget Presentations

April 9: Council Workshop - Department & Personnel Presentations

April 16: Committee of the Whole - Operating Budget, Revenue Projection, Capital

Improvement Plan - Council Discussion Only

May 2025

May 7: Council Workshop - Presentation of Administrator's Recommended Budget

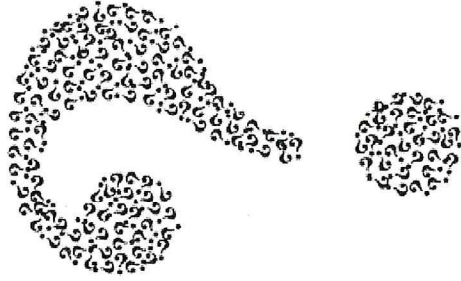
May 14: Committee of the Whole - Council Budget Discussion

May 27: Council Meeting - First Reading of the 2025-2026 Budget

June 2025

June 9: Council Meeting - Second Reading and Public Hearing of the 2025-2026 Budget

June 23: Council Meeting - Third Reading & Adoption of the 2025-2026 Budget



Discuss:

- Projects and how they meet the goals of the 2040 Comprehensive Plan

Select:

- Your top seven (7) projects

Rank:

- Your top seven (7) projects in order, starting with the most important at #1, and numbering down from there. Turn in your ballots to staff.

Break:

- Please take a 5-minute break for staff to collect and tally the votes

Results:

- Staff will report the result of your votes; you may amend the list or recommend as presented.