



MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION

CHARLES DEESE, DISTRICT 3, CHAIRMAN
JASON CAVALIER, DISTRICT 1
, DISTRICT 2
JUDIANNA TINKLENBERG, DISTRICT 4
MICHELLE RICHARDS, DISTRICT 5
SHEILA HINSON, DISTRICT 6
ALAN PATTERSON, DISTRICT 7
AIMEE SHOLAR, RECORDING SECRETARY

MINUTES
Lancaster County Planning Commission
November 19, 2024 6:00 p.m.

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

1. **ROLL CALL:** Quorum is present (6 Commissioners)

Commissioners Present:

Charles Keith Deese, Dist. 3	Jason Cavalier, Dist. 1
Judianna Tinklenberg, Dist. 4	Michelle Richards, Dist. 5
Sheila Hinson, Dist. 6	Alan Patterson, Dist. 7

Absent: 0:6

Staff Present:

Allison Hardin, Development Services Director
April Williams, Planning Director
Matthew Blaszyk, Planner
Jennifer Bryan, Planning Technician Administrative Assistant Aimee Sholar

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.

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

2. **APPROVE AGENDA**

Chairman Deese called for a motion to approve the Agenda.
Motion to Approve by Shelia Hinson; 2nd by Shelly Richards
Called vote: 6:0. Motion approved unanimously.

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

Chairman Deese opened the floor to comments from the public.

Yokima Cureton [signed in under Item 5a Eagles Landing] Tonight, I want to explain why I've chosen to address you from this side of the elector rather than

seated as a seated commissioner and highlight critical issues that I believe Lancaster County residents need to understand. When I joined the commission, I did so with a genuine desire to serve the community. To bring thoughtful insight to foster transparency and contribute to a better planning outcome. I care deeply about Lancaster County but the disfunction within this body is undeniable and now that I have seen it up close and personal I can't ignore it. First the culture of fear mongering and bullying within the commission is unacceptable retribution for speaking candidly or introducing bold ideas has no place here. It's disheartening to see honesty and integrity met with suspicion or even punishment. This environment erodes the trust necessary for meaningful progress and disrespects the very residents we're supposed to serve. The persistent dominance of a chair whose continuous tenure for nearly two decades has fostered a unsettling level of dismissiveness for collaboration is emblematic of the problem. When leadership disregards input or creates an environment of intimidation it stifles the diverse expertise and contributions of this commission. Second there's a glaring lack of transparency and adherence to the process the mishandling of issues like the Barberville commercial subdivision reveals critical gaps in information sharing and decision making note taking is often irrelevant or in effect and key details necessary to make informed decisions are frequently missing moreover this commission has fully leverage the strengths of its members with expertise ranging from real estate to urban planning. We had the potential to create transformative solutions. Yet too often collective knowledge went untapped. Commissioners are not here merely to fill seats, we're here to research, analyze and contribute meaningfully and most of you, many of you all do that. Instead, we face contemptuous remarks and resistance to valid questions. Finally, I want to address the timeline for the UDO rewrite back in 2023. We discussed the 18 months already invested in this critical document. Yet I had not seen a draft as the saying goes the people who are crazy enough to believe that they can change the world are the ones who do it. I'm committed to being part of that change from whatever side of the lectern that I can make the greatest impact. Thanks.

4. APPROVE MINUTES

a. October 15, 2024 Regular Minutes

Chairman Deese called for a motion to approve October 15, 2024 Regular Minutes as written. Motion to Approve by Shelly Richards; 2nd by Jason Cavalier.

Called vote: 5:0:1. **Motion approved denied unanimously.**

b. November 7, 2024 Workshop Minutes

Chairman Deese called for a motion to approve November 7, 2024, Workshop Minutes as written. Motion to Approve by Jason Cavalier; 2nd by Sheila Hinson.

Called vote: 6:0. **Motion approved denied unanimously.**

5. PUBLIC HEARING ITEMS FOR PLANNING COMMISSION DECISION

a. SD-2024-0656 Eagles Landing/True Homes (Edgewater):

Application by True Homes LLC and Lancaster County Forfeited Land Commission for a Preliminary Plat for 65.94 acres located off Edgewater Parkway (p/o TM# 0106-00-003.00) to develop a 125-lot single family residential neighborhood. This area is part of the Edgewater community.

Staff Presentation: Matthew Blaszyk, Planner, presented the applications consistent with the staff report. Staff Recommendations: That Eagles Landing is conditionally approved based on all outstanding TRC comments are addressed and road names are approved in 60 days.

Questions for staff:

Alan Patterson asked: Was staff supposed to continue this until the conflicting lot lines are resolved? Is that opinion right?

April Williams commented: We have been working consistently with all the group and members of True Homes as well as members from the Forfeited Land Commission, our assessor and our mapper as well as planning staff. We had a temporary solution, and it didn't really work through. As of 3:00 today we came up with a solution that will best fit everybody's needs to get this done. It says in your packet because we had to send it out so early, it says conditional approval, also at that time storm water nor the fire marshal had not made comments at that time. So we were waiting on those, they have now come in, so as Matthew has said we have a solution to complete the lot lines and we have a procedure in place to fix that the fire marshal has his comments that will have to be addressed before we can approve this finally and the storm water engineers have approved the plat as well so all of those things have been cleared up.

Alan Patterson asked: As far as the proposal to fix the conflicting lot lines the cost of having that done. Is that going to the buyer or is there cost in resolving that?

April Williams commented: We won't pay a cost there's a group of lawyers that are working on this with the Forfeited Land Commission and they have an attorney that works on this as well as True Homes without going into very deep detail there was the development agreement on this property that was in effect and then something happened to the original company folded and all of the land or a good portion of the land went into the Forfeited Land Commission. True Homes came in and made an agreement to take over the development agreement for this and to purchase the lots in a certain amount of time owned by the Forfeited Land Commission. So, they are all working together to get it done with multiple people owning property there it's been a little hard. But they are all working to get it resolved.

Judianna Tinklenberg asked: I just have two quick questions from things I noticed from our workshop meeting- The through lots along road B have those been addressed or is that going to change.

April Williams commented: We will not change but they will change ownership.

Judianna Tinklenberg asked: So, we are still allowing the 3 lots?

April Williams commented: Yes

Judianna Tinklenberg asked: Ok and then my second question is that there looks like there is an existing driveway connection there. Why are we not seeing a connection to allow a second entrance.

April Williams commented: Because based on the 1998 UDO we can't force them to put it in.

Shelly Richards asked: In the last meeting we talked about getting the trails platted on here. I don't see them; I don't think it's been the 60 days yet.

April Williams commented: That was a different subdivision.

Comment from applicants: Joel Madden with True Homes: Mostly here to answer any questions that you may have as staff did a good job explaining that there are some complexities with the Forfeited Land Commission but we are here in an agreement to prevent some of the issues that have occurred in the past. We agree for them to be in one ownership prior to recording the final plat which as you know creates these lots. Those will all be in the Forfeited Land Committee. So, there is land with 3 entities like A B and C we will be giving that land at no charge to the Forfeited Land Commission and then purchasing that land back at the agreed upon price. And then as you know that land is currently not on the tax rolls so what that does is then brings it back on the tax rolls to provide for the county. The comment from the fire Marshall about going 22 feet wide, there are no issues there we will advise accordingly and get that taken care of. The entrance I know you had questions about the entrance that does date back to the layout of years ago the way this was. There is a tremendous amount of topography right there and it's just not navigable to tie into the rest of it so on that I would be glad to answer any questions that you may have for us.

Alan Patterson asked: As for the resolution for the conflicting lot lines you are working with planning. Will that resolution be like an amendment to the development plan. How will that be documented, so going forward we know, so that we are not revisiting and recreating.

Joel Madden commented: So, what we will do is we will issue a revision to the preliminary plat that shows the dash lines, I have an exhibit. I don't know if I am

allowed to show this or not, but I have it right here. It kind of has the pink areas are what Red Pill and BNC own the orange is owned by the Forfeited Land Commission already owns. That party already owns the vast majority of it so we will that on the preliminary plat and when it goes through the engineering design and permitting process occasionally lot lines move you have to add a sewer easement or whatever the case. If we were to do it now you have to run the risk of having to come back and redo it for little silvers that might move. So once the engineering plans are reviewed and approved by staff then we will start that transfer process and have those lot lines locked in transfer that land and then record the final plat to record those lots. After we record those lots then you won't have any of the ownership issues at all. Moving forward when it does come time to close on the homes.

Alan Patterson asked: So, is this the only phase that have these conflicting lot lines?

Joel Madden commented: No

Alan Patterson asked: So, this is not a once and done, we are going to have to revisit this every phase or is there a fix that we can get done.

April Williams commented: So internally there is a fix that we are going to work through. We have an amazing mapper here who is very well versed in all of this and we have put into place that anything in the Edgewater development he can't get it approved until he views it and ensures that it is identified properly and that he is aware of it and then he has to approve everything before the final plat is being approved so the staff on our end knows that is aware of that is ok with it. So we have internal procedures to make sure that it is going to happen, we are aware of it and we have a procedure to fix it this time as before we did not.

Joel Madden commented: Agreed there were several phases that were part of this older approvals the FLC owns portions of it so all our neighborhoods that overlap the FLC areas will have the same issue. But we agree we will get this taken care of before the record plat creating new lots.

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

1. **Arthur Ilharreguy:** I would like to express some concerns brought up ironically by True Homes and the folks right here. The planners and builders are letting us down in the since of fire exit streets. We have none or one they might say, and they call it Catawba the guard shake which is roughly 10 feet wide on the street or 9.7 inches to be exact I measured it today. The average fire truck is twelve feet wide. We found out this year by a power line coming down we also had Catawba and Bethal Boat Landing had a truck overturned both instances there was no way in or out of our community for approximately four to six hours. Now my concern is not so much that but with the additional building and what AAA states as an example, we have about

1,770 cars in our neighborhood at any given time that is not counting construction work, it does not count any deliveries, buses things of this nature, school buses, etc. things that come through. It doesn't count the golf course that also has anywhere from 50-250 vehicles going through there at any time. We have plans to open according to True Homes and the sales force that I have spoken to us have a new club house opening. We are going to have a full size restaurant in there where they are going to have a bar we are going to have pickle ball we are going to have all kinds of good stuff and right next to where the stables are at they are going to have as they put it a Waverly center it's just like in Charlotte that draws anywhere any day 500 cars into that facility in Waverly we have once again one exit. I am sure that True Homes has plans to take it out the other direction but at this point and time we have two, that is it. According to Rock Hill Herald International and Fire Safety Journal as well as the Fire Commission Association they have quoted that they believe that builders should be building 100 to 200 homes and a minimum of 2 exits for every 100 to 200 homes which from the guard shack to my house on Lake Shore Dr a little less than 1.2 miles there are right now anywhere from 850 to 1200 homes in development or built right now on a road that has Edge Water Pkwy. No more than 10 feet wide at any location. For that reason, I do hope that you think about Lahaina Hawaii the people could not get out of that fire because they had one exit. Chino Hills California one exit and right now in Orange County New York they're having to do the same thing. I think that they have made a lot of money, I think they can afford to build at least four more exits, thank you.

2. **Glen Bordelon.** I won't be as eloquent as Arthur, I'm just going to say what I have really quick it's just observations power outages I don't believe that there's enough energy available for what we have now. In June the beginning of summer had few power outages, and I had to end up buying me a Generac because I don't have any faith in the current utility system. I won't talk about the fire stations which we don't have any the lack of the access roads and the local roads getting in and out of the neighborhood I've never seen such substandard roads in my life. I can't believe we have these little roads, there's not even a shoulder on the road so that if you have a problem there you're going to either run into a tree or you will head onto the other vehicle okay so those are a couple of my concerns. From an environmental perspective we've had on the current area that's being built next to my house we have had about a 5 inch rain one night and then the water ran all the dirt and mud into the lake so I called over here to speak to someone in the Planning Commission and I asked about what was a turbidity level allowed in the lake and the answer I received is I don't know and I never did get a response to that. So, from an environmental perspective I do not believe there's a good job being done. The dust emissions make it terrible for people to breathe my wife has one and a half lungs. The contractor the developer they're not containing that. The developer needs to contain all its operations inside of the silt fencing that they're supposed to do. Their vehicles run up and down the street, there's mud on the streets, nothing is clean, it's a nasty neighborhood, you can go there right now, and the streets are stained with this great red mud we have here in South Carolina. We don't need to have that. This is not a Third World country, we live in a residential area and the developer, and their

contractors are not treating us as the customer, and we are the customer and that's all I can say about that. They can't operate heavy equipment on the streets, they are private streets. They are running heavy equipment up and down the streets they're not even properly escorted the street's supposed to be designed for H20 load if you're going to have that kind of equipment running up and down the streets, they are not properly escorted they don't observe the speed limits it's just ridiculous and not only that I haven't seen any county officials by looking at their vehicles because I would assume they would be marked, I am observing what's going on in the construction process, that's all I have to say.

3. **Gary Beers:** this is the first meeting I have ever been to I feel like before we consider making additional approvals to make more land accessible to building and stuff we need to address the ability to get people in and out of this area the road is not adequate there doesn't seem to be any headway on the secondary road that many, many, people have said was promised so at this point and time we have one exit and one entrance and you're talking about building how many hundreds maybe a thousand homes back there in addition to what we already have we need better access and exits thank you.

4. **Colleen Beers.** Thank you for giving me this time, it's also my first time. Our concern as new residents there are I think they said there's you know near a thousand homes already built and they intend to build supposedly 4,000 homes that are going to be built. So, you know we aren't even halfway there yet, and we have one road in and one road out. I am concerned we have a daughter who just had a kidney transplant. When the roads blocked for whatever reason that somebody has reiterated that an emergency vehicle couldn't get through you know all kinds of things can happen that can block a road let alone all of the traffic from 4,000 homes you know and the amount of people and the amount of cars each home has multiple cars so there's a lot going on back there and for safety reasons for the people and True Homes does have a lot of land that they already are developing. The Groves this new one they are trying to get; they've got several other developments that they are constantly building and land that they are clearing and tons of that they are clearing already. So, this development that they are trying to develop again is just 125 more. Probably 250 more vehicles with just that development so you know. All were asking is that they take the time to take the money to be there for the people also for our safety and develop another way out of that development. That's my concern.

5. **Lynette Martek:** My backyard backs up to the ravine then on the other side is where this new development is planned there is a ravine there. There's a cliff on the back of my house not exactly a cliff but a very steep hill that goes down into this ravine and it's where water ends up when there's a lot of rain otherwise it's dry and it's full of trees. I don't even go into or past my back portion because it's too steep. My concern is that if they develop on the other side of that just the construction and then when there's new homes the erosion that's going to happen will be severe. In Edgewater we have a lot of construction, and we know that when there's construction that clay goes everywhere and so my concern is that my back patio is going to fall

into the ravine. If there happens to be too much wash into that ravine. The other thing that I'm kind of obsessed with that. People talk about in Edgewater is that they want streetlights in the cottages. I am a dark sky person so one thing on the paperwork for this entire development they show a streetlight and I think those are not dark sky compliant streetlights but one of the beauties of out in Edgewater is that it is kind of dark out there. I like it that way because I want to be able to look at the stars, but we have a lot of people who want safe streets so if you have any influence on anything with True Homes to try to get dark sky compliant lights. The other thing is like everybody else our biggest fear out there is something's going to happen and we won't be able to get out. We're surrounded by trees and like a period of over a month we did have power outages 4 times in a row. Like boom, boom, boom, power outages because we only had one power line coming in. Duke Energy I think they're going to take care of that but what if there's a fire? And we think well we don't have fires here and they have fires in North Carolina and Tennessee we could have a fire and would be goners. If the trees fall across the road, we don't have a way out and so that's a big concern for all of us is not having that second entrance. So, thanks for listening to us, we're passionate out in Edgewater. Every single one of us is a transplant from somewhere else so we're vocal so thank you for listening.

6. **Yokima Cureton:** [see CITIZENS COMMENTS/General above]
7. **Blake Duty:** I am up here because I am tired of True Homes continuing to build buildings when they do not provide for the people who have already purchased homes a safe environment. You can go out to Edgewater, and you will see that most of the subdivisions that they have, have one entrance and one exit, not two one. They have built their subdivisions the same way one entrance one exit. Why would we approve more homes for them to build when they own the golf course now. They're building a clubhouse they are building pickle ball courts and a tennis court, but they are not building those for the residents of Edgewater they are building those to make more money like the golf course. They're going to open that up to allow for the membership and that's not for us as residents that's for everyone else to come in and use like they do the golf course and our pickle ball courts. We still have the six pickle ball courts that are next to our clubhouse, but what I am saying is we must stop the developer at some point. We must stop allowing them to build more homes when they do not provide the entrance and exits that are required for a neighborhood of our size. You heard somebody up here that he spoke very eloquently about the different things that we need exits and entrances. I don't really care if I get four other entrances and exits but if they are going to keep building, they need to extend and finish the road that's supposed to go out to 200 or wherever it's supposed to go and give us a second way to get out of our neighborhood. To be able to go and get into our neighborhood two ways and get out of our neighborhood two ways would be huge. But True Homes are not concerned about that, they are concerned about spending money and getting money back, that's why they want you to approve these 125 homes. Because they want more homes, they want more money, and they don't give a damn whether we have two exits for a neighborhood with over a thousand homes. Somewhere somebody has to stop these guys, and they are not listening to the residents they are

listening to you guys and you guys are supposed to be helping the residents control what the developer is doing they're out of control and need to be stopped. Thank you.

8. **Laurie Sweeney:** As many people say we have one way in and one way out. It was also mentioned by one of my neighbors about the water running into the lake and in fact True Homes is being investigated by the EPA as we speak. They did not do to design so no matter what they promise they don't do and we've been in contact with the EPA about coverts that don't drain that are filled in with dirt and everything just runs down the roads into the lake and they are supposed to be taking care of that as promised and still have not and the EPA has already put them on warning for that. So, if they do promise that they will have things done in 60 days we can't trust them because they've never done what they said they're going to do now. So as everyone has said please someone help us to make them accountable for what they say they're going to do and what they need to do. Thank you.
9. **Donald Reichartz:** I wish you would have had a map sent to me of the 125 homes so I can see exactly what it is can you put it up on the screen? I can't see what it is, I wish you would put it up on a bigger screen so we can see how these homes are going to be developed. One road there off of Crooked Stick Dr and coming off the parkway is ridiculous, and they say because of the 1998 contract is nonapplicable. Why can't you change that, why can't there be another entrance further down? Talking about the catch basins, I worked construction for 40 years up in Wisconsin we had big projects like this once a month we came through and sucked out the catch basins out. They have silk screening in the catch basins. The mud goes in it fills it up and water flows right through it, they haven't touched it since I've been there. It's full of mud. Waters going out to the lake it's ridiculous. There should be more than one entrance in there but getting back to the personal what she said is non-political because of 1998 we can't change that rule to make another entrance another 125 homes going into that area right behind us is going to be a nightmare of traffic. Are they going to put a stop sign on the parkway there probably not? It's really getting overcrowded and thanks for your time I appreciate it.

Chairman Deese commented: That's all that have signed up to speak tonight but we did have several emails since the 11/13/2024 agenda was published. I will read those names.

- **Janet Bastin** (opposed)
- **Robert Domingo** (opposed)
- **Ruth Evans** (opposed)
- **Gene & Joyce Fink** (opposed)
- **Keith Hayes** (opposed) (2 emails)
- **Becky Mellinger** (opposed)

Applicant's Rebuttal: Joel Madden: The road that you see on the far right while not providing an additional access in you know in and out of the community as a whole, it does provide a second access out the cottages area and that's a very important part of that and that's one of the reasons the Fire Marshall made the comment about the width of the road that we're going to comply with so that will provide at least a second access out. That will provide a second access out to Edgewater Pkwy from the cottages area for everyone the location of the road itself is next to what we call our builders model that's right at the left of that connects Crooked Stick out to Edgewater Pkwy and the model park is kind of right there on the right hand side just off the area under consideration tonight but that's where this roadway is. We are working on the extension of Edgewater Pkwy we have engineers currently working on the plans for that which will go beyond the gate that's currently at the golf course clubhouse building and then an adjacent developer contender development which has some additional property down there also has an engineer under contract and currently working on plans to continue that road out all the way to Highway 200. I just wanted to provide that update as well plans are under way. Thank you.

Chairman Deese closed public hearing and called for a motion on item SD-2024-656 Motion to approve conditionally with TRC comments and road names to be satisfied within 60 days after this approval for this vote, by Alan Patterson; 2nd by Judianna Tinklenberg.

Discussion:

Jason Cavalier commented: Regarding the comments we have received from the public here today around access seems to be a really hot topic and rightfully so and then I have heard some other concerns around erosion control and I don't see anything in our packets that indicate what that might be and so I question whether or not that's actually moving to approve as opposed to perhaps continuing to our next meeting to give enough time to get into the road name issue which is going to just come back across the table for us anyway as a maybe a possible option that could help out the public and the developer and then make it easier on us as well to a correct decision thank you.

Judianna Tinklenberg: I just wanted to take this opportunity to talk about our responsibility as the Planning Commission to help hold the developers accountable part of my question early on to staff is I see on the plan that there's an existing stub but yet they carried out with their lot layout and their land planning their design but they didn't make the point to connect that I heard you loud and clear that there was topography but when you know that there is a lack of access and that would help create safety and your current residents are demanding it and asking for it I don't know why you wouldn't at least try to accommodate that so I have heard them loud and clear. I'm disappointed that that I didn't make more of an effort. I did a lot of land planning. I looked at lot layouts very detailed and this one hurts my eyes from the lack of connectivity. I don't like the through lots with a lot where you are backing up to a road then there's another road in front of you. I think it could have been done much more thoughtfully where it's prettier

to experience indefinitely to live there. So, I'm disappointed in this layout and hearing loud and clear the lack of connectivity I think more effort should have been made to make that existing connection happen so for that reason it's hard for me to vote yes on this.

Shelly Richards: Just to let y'all know that this is my area. I have lived off of Bethl Boat Landing since 1995, so I know everything you're talking about I experience it every day. I had one day last week where I had to sit there and let 27 cars go by to get onto Bethl Boat Landing to come out and I know that when this development was originally put in they had access with roads that went from all the way up on Bethl Avenue there near the recycle center to go all the way through and come out on 200 they haven't built that and developed that so like I said I feel your pain and I am with you. I've been a civil engineer and been doing land development for 30 plus years and I am not very thrilled with this layout and I don't feel like True Homes has done a real good effort to maximize the things have changed in our world a whole lot in the last 5 to 10 years everybody wants connectivity everybody wants trails going through everybody wants that green space and walking and I'm seeing developer and developers for even my own clients not giving to what the people want. They always want to try to cram as many houses as possible in there with as little infrastructure as possible and I know that's a blanket statement and I'm not blaming anyone and some developers do a really good job so I have a hard time signing off on additional development and work in Edgewater but there is this and we have discussed it, there is this 1998 agreement that we are legally bound and held to that we have to so sometimes it puts us in a precarious position of we don't personally like it but that is the legally binding document that we have to adhere to when deciding to approve or disapprove these things and we have all raised your same concern but there is a legally binding contract that if True Homes would like to change the terms and conditions of that contract they can but we can't force them to change it so for somethings our hands are tied but we do hear what you are saying and we are trying to do what we can to hold True Homes to the best standard that we can but we are legally bound by certain things that we have no control over.

Alan Patterson: I am not going to restate what Mrs. Richards says but I agree with everything that y'all have said and it does put us in a precarious position because we are bound by an agreement that was drafted in 1998, and we are bound by the UDO the same time frame. Now I am a proponent of developers not using that as a crutch to do the minimum for our citizens. We are in the middle of a UDO rewrite right now to hopefully improve or raise the expectation for developers going forward so that we only have high quality development and developers that do want to produce a product that is a high quality in Lancaster County so with that said we hear you and I recommend you contact county council members to voice your concerns with that body also.

Judianna Tinklenberg x

Sheila Hinson x

Jason Cavalier x

Shelly Richards x

Alan Patterson x

Chairman Deese x

Called vote: 2:4. **Motion is denied unanimously.**

Planning Commission makes the final decision regarding preliminary plats.

5 Minute Recess While we were in our 5-minute recess Chairman Deese asked staff if they could find out about everything there is to know about the Catawba Road extension at Edgewater by the next meeting. **Jason Cavalier** and **Shelly Richards** asked for the erosion control layer

Called to order at 7:24 pm.

6. PUBLIC HEARING ITEMS FOR RECOMMENDATIONS TO THE COUNCIL

a. RZ-2024-2215 Thompson

An application by John Thompson to rezone a parcel of 2.68 acres on the east side of North Rocky River Road 0.225 miles north of the intersection with Pageland Highway (TM# 0058-00-076.01) from Rural Business (RUB) to General Business (GB) district, to accommodate expansion of a plan for self-service mini-storage on the adjacent property.

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

Questions to staff: Alan Patterson asked: Matthew it looks like on the map that this parcel crosses over Bessie Hudson Road?

Matthew Blaszyk commented: I believe that it borders Bessie Hudson Road.

Alan Patterson commented: so, it doesn't cross over it, I was thinking about setbacks for that little sliver. Matthew Blaszyk commented: No, I was giving the general outline for the location.

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

Chairman Deese closed Public hearing and called for a motion on item RZ-2024-2215 Motion to approve by Judianna Tinklenberg; 2nd by Jason Cavalier.

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

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

b. TA-2024-2207 Ohm Hotels/Building Height

Application by Alkesh Patel/Ohm Hotels Management Inc, for a text amendment to UDO Sec. 2.4.6(A) Building Height, to allow four-story buildings in GB district.

Staff Presentation: Allison Hardin, Development Services Director, presented the application consistent with the staff report. Staff Recommends limiting to 50 feet.

Questions to staff:

Jason Cavalier asked: Just to clarify that he's looking for an approval to build in the HCO and not generally for the county?

Allison Hardin commented: It might be better for us to handle it in the HCO. And if we did do it just as recommended there would be a cluster as shown there that would be in conflict then we looked at the character of the highway corridor overlay district because when you are talking about heights and height limits, we want to look at the character.

Chairman Deese asked: I have heard a lot of conversation about building heights and stuff there's one other thing that is concerning in the overlay district for McQuerter field is the rule against a lot of people in one spot. In that district there's one church on Riverside road that was there long before the airport and its been grandfathered other than that there is no other place that there is mass gathering in the overlay district allowed. That's one thing you might want to look at when you start talking about hotels where you are going to have a mass gathering.

Allison Hardin commented: Yes, sir so if any of these red dots underneath the Mcarter overlay apply to have a hotel in it currently, they'd be restricted to 35 ft and second we would have to go through a Mcarter review on that and they would probably be denied the application based on that zoning and what you just said. Even if you were to increase the height restrictions countywide, which staff would not recommend those areas would be blocked from going up.

Jason Cavalier asked: Outside of our jurisdiction being that it would be North Carolina I'm curious about any overlays from Monroe airport that would extend into the Panhandle.

Allison Hardin commented: These are the only ones that are on our regulatory map, but I'll look at that I greatly appreciate that.

Alan Patterson asked: So, what I am hearing and reading correctly is that we may be better served as a county to add this to the highway corridor overlay district as opposed to a text amendment to general business.

Allison Hardin commented: Yes, that's my opinion yes. That's why I recommended that specific portion of the code because it is only under highway corridor overlay at this time it would not appear in any of the general business restrictions it would say for the highway corridor overlay that the minimum building height would be as all the

underlying and this one would say with the exception of property zoned GB an covered by the HCO regulations which may be extended to a height of 50 ft or five stories whichever is greater.

Comment from applicant(s): Alkesh Patel: (owner) I've been here before because we were the group that developed the Marriott project at Red Ventures. We are here to discuss 35 ft, the hotel that we developed three or four or five years ago the overall height we were allowed, I understand the zoning we weren't under the UDO at that point. But we were allowed it was a four story but it reached up to 70 ft and at this point we are asking for 55 ft because 10-12 ft per floor gets us to 48 and then we have roof equipment that has to go onto the hotels roof with the parapet wall the minimum needed barebone minimum is 55 ft. and I have Mike up here that's wants to kind of add a few things to it.

Mike Bilodeau: (developer) I work with MPV properties and am working with Alkesh in the interest of disclosure we do not own this land and nor am I a partner in the project I'm simply the real estate representative of MPV property representing Alkesh. I know of Alkesh because 7 or 8 years ago I sold him the site in our 52 corporate center project. When he built what is now the Marriott Town Place. When I was contacted by him four or five months ago wanting to do a second project in Indian Land he asked if I knew of any good sites I knew of this particular site which is really why I wanted to come up here and talk today because for the two years or for the year just prior to when he called I actually had the listing on this site because the current owners hired our firm to represent them and to try to sell that site on their behalf. I can tell you from our 25-year history developing in the Indian Land area having hotels is very important to the amenity package that we can present to companies taking a look at this area. We've been going back now 20 plus years we've seen it evolve initially with the business park and eventually more homes and then another business park then you got a retail project our Redstone project right across the street from this site again a hotel is something that will enhance not only the business community because it offers places to stay but it also helps something like Redstone. Because of my knowledge of the site I can tell you the 55 ft height request I know Alkesh can talk better than I but that's kind of a requirement now in today's hotel suburban development and so the question really becomes what does Lancaster County want to do, that site was initially going to be a car wash that's why the current owners bought it they were going to build a car wash they decided not to get into the car wash business and then put it out for sale and in the 12 months I listed it I did put it under contract with a storage company and then they were going to close and then they walked away from it. We also had several calls from gas stations and other storage places, I had a call from a rental shop company. This kind of development we see too much of up and down highway 521 and while it's certainly doable today under the current zoning ordinance. I'm not necessarily sure that's the type of development Lancaster County wants, so when I say it's kind of a question what do you want to do, but it's who do you want to get the type of hotel development that's going to bring and elevate the overall quality of

the area cause if so then I think you got to do this. If there is reservations for whatever reasons understand that the current homeowners and land owners and anyone else in the similar situation is going to then sell out to the kinds of projects that we see up and down there so for the owners of the 52 corporate center project the Redstone the Balies Ridge project this is a great addition to the area it does a great job balancing traffic needs with what's already in place because you get nighttime traffic not daytime traffic. You get very little of it because most people take Ubers these days so it balances with traffic it's a good use it rounds out the amenity package and certainly and it's consistent with current height allowances in the area the Mc District up in down highway 521 corridor has a 55 foot height maximum restriction we're doing the Redstone Phase 2 project our buildings are 55 feet tall right there on the 521 so it's not inconsistent with what's there. And also, just personally Alkash has made a commitment to Lancaster County he's looking to make a second commitment, and I think that speaks well for his wanting to pursue this so that's my two cents.

Alkesh Patel: I am glad he covered the traffic area because hotel kind of work differently you know during the day shopping centers other things have lots of cars, but it works reverse. Hotels are empty in the day, and we are full at night. So, the parking lot is empty in the day and full at night. The second thing is I just want you guys to quickly glance at this, I have a couple of copies, yes also got a picture of the hotel that we developed. I'm sure all of you have seen it but I just made one copy of it so if you can circulate that and that peak of that is 70 ft. Then I also have some pictures of examples of the equipment that is actually required to operate a commercial building. Those are the examples of 7, 8, 10 ft equipment so we need the parapet walls to hide it now overall building will probably reach 50 ft but the parapet walls to hide the ugly equipment requires that you need the 55 ft. I am available for any questions.

Allison Hardin commented: I am the opportunity to speak to Mr. Patel earlier and to let him know what staff had proposed and to walk him through how we got there and I wanted to ask you for the record if what we wrote here which would allow it only in the highway corridor overlay for the GB would still be okay and give you what you need and when we talked this would cover your property and the Indian Land area but would not cover anything south of Indian Land. Did you have any interest in creating anything south of Indian Land at this time?

Alkesh answered: No

Allison Hardin commented: Would you be okay with the application recommendation to be to allow it in the highway corridor overlay GB zones allowed up to 50 ft or five stories whichever is greater?

Alkesh answered: 55 ft would be helpful.

Allison Hardin answered: Well five stories' 15 times 14 is 56 ft okay.

Alkesh answered: That's acceptable, thank you.

Allison Hardin answered: It's written 5 stories or 55ft whichever is greater either of those two. We can simplify it if you're okay with 55 ft. Staff is okay with 55 ft. The only reason I put in that language is cause it mimicked what was existing in GB as 35 ft or 3 stories whichever is greater.

Chairman Deese asked: We do have another building up there that high, don't we?

Allison Hardin answered: Yes, more than one.

Jason Cavalier commented: I believe there are other buildings up there that are tall I didn't break out a measuring tape. I think it's like Sharon View FCU or Adventures.

Allison Hardin answered: Yes, it's like six or seven stories at 14 ft.

Jason Cavalier commented: Yes, but that one's outside of the highway corridor overlay. It's far enough back.

Allison Hardin answered: You are right. But the Marriott Town Center is 70ft and that is in the corridor. He is asking for 55 and I don't have a problem with that so if you don't have a problem with that we have 50 ft at other zones another 5 ft is up to you.

Alkesh commented: This building was ordinarily 68 ft so after talking to engineers and skimmed up as much as we can for every possible thing that we can live with and still provide a quality project, so basically the 68 ft came down to 55 ft and 4 stories.

Allison Hardin commented: What Mr. Bilodeau's comment is, is that going to trip it up. The easiest thing to say is that the property is zoned GB and covered by the HCO regulations and maybe extended to a height of 55 ft.

Alan Patterson asked: So, is this something that we need to get another application?

Allison Hardin commented: No sir, what happens here is that the applicant has a recommendation the staff has a counter recommendation and you would recommend whatever wording you want to go forward we have not yet drafted the ordinance for this we wait until we get your recommendations to draft it. We would draft the ordinance based on your recommendations and we'd have a backup with the applicants. In case the applicant didn't like it, but the applicant here works with you and he's getting what he's asking for but in a different area which will cover his property.

Public Hearing: (See attachments: Sign-in Sheets) No one signed in.

Chairman Deese closed public hearing and called for a motion on item TA-2024-2207 Motion to approve by Alan Patterson; 2nd by Judianna Tinklenberg.

“A Motion to Amend Section 4.3.2.F.2 with the underlined exception building height the maximum building height shall not exceed that permitted in the underlying zoning district set forth in chapter 2 and chapter 3 of the UDO the underlying portion with the exception of properties GB and covered by the highway corridor overlay regulations which may be extended to a height of 55 ft.”

Chairman Deese commented: The item before you is to Amend section 4.3.2.F.2 with the is with the exception of extending the height to 55 ft period. Leave off the 5 stories and whatever is greater.

Discussion:

Alan Patterson commented: That it is poor timing for text amendments when we are in a UDO rewrite.

Judianna Tinklenberg agreed, and Chairman Deese agreed.

Chairman Deese commented: We have been working on the UDO for a long time and Jennifer brought me a folder of all the text amendments that have been done from 2016 to current and it's a ton of pages. Then new ones come in and must be changed at the last minute.

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

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

April Williams asked: if she can interrupt on a different subject: Jason Cavalier asked about the Monroe airport overlay we have staff that is related to one of the planning staff at Monroe and he was able to go out and check and they do not have any overlay requirements over there at Monroe. So that would not affect our Indian Land area.

Allison Hardin commented: nothing crosses the state line.

Jason Cavalier commented: Thanks for the quick response.

Chairman Deese commented: I was thinking about this today and I talked to Mr. Mosteller we were talking about this very subject in the overlay district in Lancaster at the McWhirter field and it dawned on me we're really not that far away from Charlotte airport. It's a huge airport with multiple lanes of traffic and I know that we're in a flight pattern going into the airport here and they are restricted to 5,000 ft. So, I don't know what their extension on their overlay is, but it has to be big and it has to be long because

they've got so many different runways and stuff but it might be something that is worth looking into for things that may happen further north.

Allison Hardin commented: The tool that we use online would help with some of these discussions is called Clue. It's the South Carolina airport compatible land use evaluation tool it's available to the public. For anyone that wants to look it up, it shows each of the airports and their overlay districts, that's where we got a lot of our information that wasn't already in our code and there's another one very close to us right along the edge, I believe it's the Soaring facility near Elgin or Great Falls. They both show up on that map and these are the only two that show that pull into the county reg county jurisdictions, but it doesn't mean these are the only ones for sure.

Chairman Deese commented: We do have another too on Shiloh Unity Road, it's been there a long time. There is also a tower there for telephone or something.

Allison Hardin commented: Let me write this all down so I can make sure I can pull it up Shiloh Unity, Soaring,

Jason Cavalier commented: There's another thing to consider too, if you have never seen it is Gamecock 2 MOA and that is military operation airspace.

Allison Hardin commented: Thank you.

c. TA-2024-2403 BZA Reconstitution

Application by Lancaster County for a text amendment to UDO Sec. 9.1.5 Board of Zoning Appeals, to amend the membership and reconstitute the board.

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

Questions to staff:

Jason Cavalier asked: Is there anything that's going to be put in place for vetting so that these professionals would be like getting a background check basically.

Allison Hardin commented: It would be the same process that anybody goes with any board. They will send an application to the clerk of court and the clerk of court will forward it to the county council for consideration as far as vetting we will help keep up, but there is not language that requires that those two people be professionals, it says it recommends.

Chairman Deese commented: There is a requirement that says you cannot sit on any two boards at the same time in the county.

Allison Hardin commented: And you must be a Lancaster resident.

Public Hearing: (See attachments: Sign-in Sheets) No one signed in.

Chairman Deese closed public hearing and called for a motion on item TA-2024-2403
Motion to approve by Jason Cavalier; 2nd by Shelia Hinson.

Discussion:

Chairman Deese asked: Is this going to take a long time to put this board together.

Allison Hardin commented: I hope not.

Chairman Deese commented: After the first of the year if it's approved.

Allison Hardin commented: The council will have the opportunity and the choice to appoint folks that are already on the board that are already attending or start cleaning it's totally up to the council. It's their decision and there are some that are willing to be reappointed and have good attendance and if I was asked, I would encourage them to look at the attendance and at least maintain the new person they just put on last month.

Chairman Deese commented: Basically the 5 members will be appointed by council the first time.

Allison Hardin commented: Yes, council always appoints the boards.

Chairman Deese commented: And then the term would begin with a one year, two year and four years.

Allison Hardin commented: I believe it's written as one year, two year and a four year because the county rules are trying to get toward every two years that people are appointed.

Alan Patterson commented: If you check the text, it looks like it's a one year, two year, and three years in paragraph A. If it should be by four years, I may be reading that wrong.

Allison Hardin commented: I will run that by the attorney because she will keep me straight on that.

Judianna Tinklenberg asked: If the council is appointing new members to the BZA will these be appointed prior to the new council members taking office in January or that would start in January with the new folks appointing them.

Allison Hardin commented: The latter. If this makes the recommendation given at the second reading at the next meeting the last reading third reading would be the December meeting so the board would need to be reconstituted in January.

Chairman Deese commented: I have to agree with the five-member board with what they have before them in most cases with five members it's much easier for them to have a quorum which in the past has been difficult. I do agree with that.

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

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

d. Kershaw Annexation: 541 W. Richland Street

Application from Artis C. Bufford, Artis J. Bufford and Tony M. Wright to annex the property at 541 W. Richland Street (TM 0155-00-059.00) into the town of Kershaw.

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

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

Chairman Deese closed public hearing and called for a motion on item Kershaw Annexation 541 W. Richland Street

Motion to approve by Jason Cavalier; 2nd by Shelia Hinson .

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

Chairman Deese stated the item will go to Kershaw Town Council for consideration.

7. NON-HEARING ITEMS

a. NRN-2024-2284 Carter Hill Lane

Application by Angel Carter to name a shared private drive at 1517 Burke Duncan

Road to be named pursuant to Sec. 6.11.4.G 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: Chairman Deese asked: That driveway accesses more than one lot does it not? It actually crosses the parts off of other lots and everybody's in agreement

Jenifer Bryan commented: Everyone's in agreement with the two lots at the front accesses directly to Burk Duncan Rd so they don't access off that it's the house on the left and then a lot on either side that access from this road.

Chairman Deese asked: Does the driveway itself does it not cross more than one ownership property.

Jennifer Bryan commented: Yes, they are all family members, and they have easements.

Chairman Deese asked: They do all have legal easements?

Jennifer Bryan commented: Yes.

No public hearing is required.

Chairman Deese called for a motion on item NRN-2024-2284.

Motion to approve by Shelia Hinson; 2nd by Judianna Tinklenberg.

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

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

8. OTHER

a. Review of Next Month's Agenda

For December

- 1) A group of three rezonings, a large project called Cresswind- they want to rezone three portions of the property, one to General Business one to institutional and a large portion to MDR. They are also submitting a Development Agreement and Comprehensive Plan amendment. It's possible that it may get pushed back to January because we don't feel like we've got everything in a row
- 2) A small rezoning of a parcel of less than an acre on Lynwood Drive that's currently zoned GB or NB and the owner wants to rezone to residential there is a residential structure on the property that was converted into a business I think it was a dentist office and the new owner wants to remodel it back to a residence, so he would like to get residential zoning.
- 3) A Group of road names for the preliminary plat that was presented tonight we can go ahead and do those since it's assumed they will present a revision in the future.
- 4) One more Kershaw annexation.
- 5) A text amendment as well adding a use definition in regulations for a retreat center to the UDO.

Discussion:

Judianna Tinklenberg asked: Where is the very first one the group is rezoning where is that located? **Jennifer Bryan** commented: It's between Van Wyck Rd and 521 across from Henry Harris Rd the upper end.

Judianna Tinklenberg commented: The minutes have gotten better than months previously. Make sure that the main concepts are not left out so that when people read them, they can understand the context of the conversation or we should note that they should go back and look at the videos.

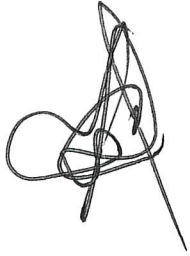
9. ADJOURN

Motion to adjourn by Shelia Hinson; 2nd by Jason Cavalier. Motion approved by unanimous consent. Meeting adjourned at **8:19 p.m.**

SIGN IN ONLY IF YOU WISH TO SPEAK

Lancaster County

South Carolina



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, November 19, 2024

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.

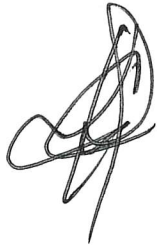
PLEASE PRINT

1.	YOKIMA CURETON signed in under item 5a
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South Carolina



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5a: SD-2024-0656 Eagles Landing (Edgewater)

Application by True Homes LLC and Lancaster County Forfeited Land Commission for a Preliminary Plat for 65.94 acres located off Edgewater Parkway (p/o TM# 0106-00-003.00) to develop a 125-lot single family residential neighborhood. This area is part of the Edgewater community.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, November 19, 2024

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PLEASE PRINT

✓ 1.	ARTHUR	ILHARREGUY
✓ 2.	GLENN	BORDELON
✓ 3.	GARY BEERS	
✓ 4.	COLLEEN BEERS	

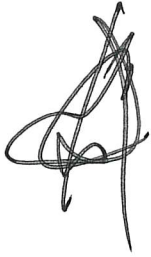
SIGN IN ONLY IF YOU WISH TO SPEAK

✓ 5.	Lynnette Martek
✓ 6.	Yakima Cretton
✓ 7.	Blake Duty
✓ 8.	Laurie Sweeney
✓ 9.	Donald Reichartz
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Lancaster County

South Carolina



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 6a: RZ-2024-2215 Thompson

Application by John Thompson to rezone a parcel of 2.68 acres on the east side of North Rocky River Road 0.225 miles north of the intersection with Pageland Highway (TM# 0058-00-076.01) from Rural Business (RUB) to General Business (GB) district, to accommodate expansion of a plan for self-service mini-storage on the adjacent property.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, November 19, 2024

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PLANNING COMMISSION Public Hearing Sign In Sheet

Item 6b: TA-2024-2207 Ohm Hotels/Building Height:

Application by Alkesh Patel/Ohm Hotels Management Inc, for a text amendment to UDO Sec. 2.4.6(A) Building Height, to allow four-story buildings in GB district.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, November 19, 2024

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.

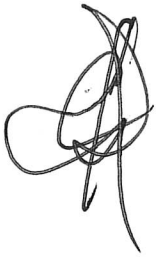
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✓ 1.	Mike Blodgett
✓ 2.	ALKESH PATEL
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Lancaster County

South Carolina



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 6c: TA-2024-2403 BZA Reconstitution

Application by Lancaster County for a text amendment to UDO Sec. 9.1.5 Board of Zoning Appeals, to amend the membership and reconstitute the board.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, November 19, 2024

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.

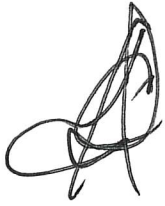
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Lancaster County

South Carolina



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 6d: Kershaw Annexation: 541 W. Richland Street

Application by Artis C. Bufford, Artis J. Bufford and Tony M. Wright to annex property at 541 W. Richland Street (TM 0155-00-059.00) into the town of Kershaw.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, November 19, 2024

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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Email Comments Received for SD-2024-0656 Eagles Landing (Edgewater)

Prior to 11/7 Workshop (attached to Agenda)

-  Baker EMail Comment
-  Burger Email Comment
-  Carmona Email Comment
-  Combined 10 prior to 11-7
-  Danneker email comment
-  Evola Email Comment
-  Fronk email comment
-  McGrath email comment
-  OConnor email comment
-  Rodriguez email Comment
-  Salovin Email Comment

From 11/7 to 11/13 Agenda (Attached to Agenda)

-  Carfagna emial comment -
-  Combined 11-13-2024
-  Maglia Email Comment -
-  OConnor K email comment -
-  Rougeux email comment -
-  Stowers email comment -
-  Washington Email Comment-

After 11/13 Agenda Publication

(attached)

Bastin Email Comment
Domingo Email Comment
Evans Email Comment
Fink Email Comment
Hayes Email Comment
Hayes Email Comment 2
Mellinger Email Comment
Zitelli Email Comment

From: [Janet Bastin](#)
To: [Jennifer Bryan](#)
Subject: New Edgewater phase proposal
Date: Friday, November 15, 2024 12:19:54 PM



The System couldn't recognize this email as this is the first time you received an email from this sender janetbastin55@gmail.com

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

I vehemently oppose any proposed housing in Edgewater due to the lack of an alternate entrance/exit in/out of the community. Adding to our population would compound the existing potentially dangerous situation, especially with so many elderly making up our demographic.
Sincerely,
Janet Bastin

From: B D
To: Jennifer Bryan
Subject: Edgewater development concerns.
Date: Sunday, November 17, 2024 4:24:03 AM



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Hi Jennifer,

I cannot attend the upcoming planning/zoning meeting in regards to Edgewater as I work nights but wanted to share my opinion.

Any and all future development in the Edgewater community should absolutely be stopped and declined without question as the community is outpacing the area. For a one way in/one way development, it's too much. The road leading to Bethel, Catawba Blvd, is too small as a "two lane back road" and traffic is extremely crazy at times. We already have speeding traffic, traffic that doesn't obey stop signs, and heavy volume at certain times of the day.

We can barely handle what we have now let alone more! What True Homes has already started on Serendipity/Gateway and the Pines development on Catawba Blvd is already going to add much more that we really don't need. And those homes haven't even been built yet.

Upon the purchase of my home on Robins Nest in early 2022, I was told there would be no development in the woods across the road from Robins Nest and along Gateway, but fast forward two years and here we are, the woods are gone and it's a mess. In fact multiple buyers were told they were never going to build in certain spots which was an obvious sales tactic.

In reality, there should be no more development back here at all, EVER! ZERO!

What we really need, actually, is the retention of more green space which is why many people moved here in the first place.

Is the commission for the "people of the county" and they're concerns or the "greedy developer"?

Edgewater has almost reached peak density. It's beyond ridiculous.

A line has to be drawn.

Thanks in advance.

Robert Domingo
Robins Nest Lane

From: [Ruth Evans](#)
To: [Jennifer Bryan](#)
Subject: Edgewater
Date: Wednesday, November 13, 2024 1:44:43 PM



The System couldn't recognize this email as this is the first time you received an email from this sender ruth.evans27683@gmail.com

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—IT Helpdesk, lancastersc.supportsystem.com

I am writing regarding public hearing notice SD-2024-0656. I am a current Edgewater resident. It's a beautiful place to live. I would love to see growth if planned correctly. The proposal by True Homes is for 125 single family homes along Edgewater Parkway. It does not seem safe to put any more homes in Edgewater until we get an additional way in and out. Only one way in and out of a neighborhood this size does not make sense. It is difficult for emergency vehicles to get into this community. Minutes count when someone is having a stroke or heart attack. The current entrance/exit out of the congested cottages area is not well planned. It would be impossible to evacuate timely if needed. This proposal should not be approved by the Planning Commission. Thank you for taking the time to consider my concerns.

Ruth Evans
25320 Seagull Drive
Lancaster SC 29720

From: [April M. Williams](#)
To: [Jennifer Bryan](#)
Subject: FW: Public Hearing/Edgewater Parkway (p/o/ TM 0106-00-003.00)
Date: Monday, November 18, 2024 9:12:10 AM
Attachments: [LCLogo_c716c29e-f766-46c0-a18c-7d20f2fc6ebd.png](#)

Please add this to the PC packet.



April Williams, Planning Director
Planning

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

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

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From: Joyce Fink <jafisnow@gmail.com>

Sent: Monday, November 18, 2024 8:58 AM

To: April M. Williams <amwilliams@lancastercountysc.gov>

Subject: Public Hearing/Edgewater Parkway (p/o/ TM 0106-00-003.00)



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Attention Planning Commission:

We strenuously object to further construction in the Edgewater Community until there is, at least, one more road for ingress/egress . The current road has been closed in the past for fire and accidents (at least two involving death).

The very unusual fires in the Northeast, should be a warning that this area is not exempt. IMAGINE living here with your family and having to escape because of some disaster – along with the rest of the community that now consists of approximately 1,000 homes and growing

daily. We feel it's very important the Planning Commission members personally visit Edgewater with this in mind.

Above all, as citizens of the county and residents of the Edgewater Community, our health and welfare should be considered before dollars in the pockets of developers. With only one road for ingress/egress into the Edgewater Community, continued growth with little, if any, consideration of these factors could be deadly.

Very truly,

D. Gene and Joyce A Fink

From: [Keith Hayes](#)
To: [Jennifer Bryan](#)
Subject: Planning commission meeting on Nov 19
Date: Saturday, November 16, 2024 1:17:54 PM

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Say no until a two way in and out, I had a small emergency at 2 am on the 14th of Nov, it took ambulance 14 minutes to get to me because only one way in. We need another way in, before any more houses are built.
Sent from my iPhone

From: [Keith Hayes](#)
To: [Jennifer Bryan](#)
Subject: True homes 125 new houses tone put on Edgewater Parkway
Date: Friday, November 15, 2024 7:06:58 AM



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Why don't they finish one area before starting another, cause traffic issues and that is a safety issues also

Sent from my iPhone

From: [beckymellinger](#)
To: [Jennifer Bryan](#)
Subject: Edgewater expansion
Date: Saturday, November 16, 2024 9:43:32 AM



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Hi. I am a resident of Edgewater that is opposed to the expansion without a second road in. As it is, if there is an emergency or the road is blocked there is no other way in. With the number of residents and constant construction traffic the chance of an accident increases. Which could in turn block the road and we can not get into the plan. God forbid that an emergency vehicle has a delay. That could be catastrophic.

Please halt the construction of any new homes until there is another entrance road.

Thank you
Becky Mellinger
Sent from my iPad

Sent from my Verizon, Samsung Galaxy smartphone

From: [Bernadette Zitelli](#)
To: [Jennifer Bryan](#); [Jennifer Bryan](#)
Subject: SD-2024-0656
Date: Thursday, November 14, 2024 1:24:13 PM

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—IT Helpdesk, lancastersc.supportsystem.com

Good Afternoon Jennifer,

I am writing in opposition to SD-2024-0656 Application by True Homes LLC and Lancaster County Forfeited Land Commission for a Preliminary Plat for 65.94 acres located off Edgewater Parkway to develop 125 lot single family residential neighborhood.

I own a home in the Edgewater Community and I am opposed to building an additional 125 homes for the following reasons which I want you to be aware of:

Construction is currently in full swing on these new phases; The Pinery, The Cottages Phase II, and The Links.

There is only one road in and out of the Edgewater Community which is a major safety hazard if there were a fire or an emergency situation. Another entrance / exit should be added to the Community.

A Fire Department / EMS is needed to support the amount of people that are currently living at the Edgewater Community.

Loss of electric power is a common occurrence, and a concern, and until this problem is fixed no more homes should be added to the power grid.

The School Bond was rejected and adding more homes with no additional public schools in Lancaster for the added children in this residential neighborhood is short-sighted.

Thank you for your time.

Bernadette Zitelli
Edgewater Resort
The Cottages
Lancaster, SC 29720
Cell: 973-634-3023