



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**  
**December 17, 2024 6:00 p.m.**

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

1. **ROLL CALL:** Quorum is present (Yes Commissioners 5)

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: 1 Sheila Hinson

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 Alan Patterson; 2<sup>nd</sup> by Judianna Tinklenberg

Called vote: 5:0. Motion approved unanimously.

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

Chairman Deese opened the floor to comments from the public.

#### 4. **APPROVE MINUTES**

##### a. **November 19, 2024 Regular Minutes**

Chairman Deese called for a motion to approve November 19, 2024 Regular Minutes as written. Motion to Approve by Jason Cavalier; 2<sup>nd</sup> by Shelly Richards.

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

##### b. **December 5, 2024 Workshop Minutes**

Chairman Deese called for a motion to approve December 5, 2024 Workshop Minutes as written. Motion to Approve by Shelly Richards; 2<sup>nd</sup> by Jason Cavalier.

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

#### 5. **PUBLIC HEARING ITEMS FOR RECOMMENDATIONS TO COUNCIL**

##### a. **RZ-2024-2459 IENG: Lynwood Drive**

Application by Long C. Ieng to rezone approximately .0849 acres located at 1972 Lynwood Drive (TM 0087J-0B-010.00) from GB (General Business) to MDR (Medium Density Residential) District, in order to use the existing structure as a residence.

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

Questions to staff: No questions

Comment from applicant(s): Not present

Questions from Commissioners: No questions

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

Chairman Deese closed Public hearing and called for a motion on item RZ-2024-2459 Motion to approve by Judianna Tinklenberg; 2<sup>nd</sup> by Alan Patterson.

Discussion: None

Called vote: 5:0. **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-2024-2368 ADAM THOMAS/ Retreat Center**

Application by Adam Thomas for a text amendment, creating a new use definition and regulations for “Retreat Center” in the Lancaster County Unified Development Ordinance.

Staff Presentation: Allison Hardin, Development Services Director, presented the application consistent with the staff report.

Staff Recommendations: A possible continuation to iron out specific details to get a clearer vision of what the applicant wants.

Questions to staff: Jason Cavalier: Are we trying to create something new in the UDO?

Allison: Yes a new definition.

Jason Cavalier: What is the difference between these cabins and a tiny home?

Allison: A tiny home has to have everything included like a kitchen.

Jason Cavalier: Wouldn't this be a strain on the water table or medical staff if something happens out there. They should probably have someone on staff to handle medical needs.

Allison: You would have to ask the applicant about medical needs. Water hook ups are a problem to be solved.

Comment from applicant(s): Adam Thomas: This land use isn't currently in the UDO.

Regarding the water issue: we want to keep the feel of nature for everyone so there will be a dining hall and there will be generalized parking in a parking lot to keep cars from driving through the area as to minimize the damage done to the natural environment.

Questions from Commissioners: Chairman Deese: If you are proposing to have 12 cabins you are going to be required to have 1 ADA approved unit for every 10 units.

Adam Thomas: We are fine with having multiple ADA approved units.

Adam Thomas: We are proposing to have a dining hall (not a lodge), worship space, kitchen (not a cooking kitchen-maybe in the future).

Jason Cavalier: What about a buffer for the creek or streams? Regarding parking spots this type of use may have large vehicles coming in like buses or delivery vehicles.

Allison Hardin: the fire department will require a turnaround.

Adam Thomas: There is a lake on the adjacent lot.

Shelly Richards: Some of these definitions are kind of mottled retreat or a wedding venue we need to get this more defined. Some of these are very different.

Alan Patterson: If this was going through, they would have to be ADA compliant. Would there be a requirement to be a mobile home or stick built? With it being off street parking, are the people going to be able to walk to the cabins? Is it going to be a large cabin to hold 20 people or just 1 or 2 people? There is no mention of the retail needs or complimentary service. Will there be on-site nurses? What kind of burden would this put on the county?

Shelly Richards: In Girl Scouts we always had to have a level 1 or 2 person on site at all times.

Allison: There was a place where they used a tiny home for this. There was no onsite parking, but you were to walk everywhere. It was more for wellness. Nothing was paved. There was staff there to help.

Alan Patterson: As far as parking is concerned, would you consider centralized parking or parking at each cabin?

Adam Thomas: There is parking at a certain point and then ATVs would take and deliver things.

Alan Patterson: So, would all the parking be centralized?

Adam Thomas: Yes

Adam Thomas: I also want to put picnic tables in between the cabins the diagram is 25 feet in between we can tweak the numbers.

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

Chairman Deese closed public hearing and called for a motion on item TA-2024-2368 Motion to Continue Alan Patterson; 2<sup>nd</sup> by Jason Cavalier.

Called vote: 5:0. **Motion is approved unanimously.**

Chairman Deese stated the item will be a Motion to Continue to the next meeting of January 21<sup>st</sup> meeting.

**c. Kershaw Annexation: 534 W. Richland Street**

Application by Ellen Seegars to annex property at 535 W. Richland Street (TM 0156-00-025.00) into the town of Kershaw.

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

Questions to staff: None

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

Chairman Deese closed Public hearing and called for a motion on item Kershaw Annexation 535 W. Richland Street

Motion to approve by Jason Cavalier; 2<sup>nd</sup> by Shelly Richards.

Discussion: None

Called vote: 5:0. **Motion is approved unanimously.**

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

**6. NON-HEARING ITEMS**

**a. NRN-2024-2548 Buttercup Lane**

Application by Stephen Ebersole to name a shared private drive (Buttercup Lane) at and adjacent to 1079 Windover Drive, pursuant to Sec. 6.11.4.G of the Unified Development Ordinance.

Staff Presentation: Jennifer Bryan, Planning Technician, presented the application consistently with the staff report.

Staff Recommendation: Approval.

Questions to Staff: None

No public hearing is required.

Chairman Deese called for a motion on item NRN-2024-2548.

Motion to approve by Alan Patterson; 2<sup>nd</sup> by Shelly Richards.

Discussion: None

Called vote: 5:0. **Motion is approved unanimously.**

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

**b. NRN-2024-2572 December Group Submittal**

December Group Submittal to E911 Addressing via Preliminary Plats and Civil Plans, pursuant to Section 9.2.17.A.2 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 Deese called for a motion on item NRN-2024-2572.

Motion to approve by Alan Patterson; 2<sup>nd</sup> by Shelly Richards.

Discussion: None

Called vote: 5:0. **Motion is approved unanimously.**

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

## **7. OTHER**

**a. Review of Next Month's Agenda**

- Cresswind: DA, Comp Plan FLU Amendment, 3 rezonings
- Eagles Landing /Edgewater
- RZ- (RN to GB) 39 acres on Waxhaw Highway
- Kershaw Annexation: 213 Neal Street

b. Tonight's Text Amendment First Item **TA-2024-2368 ADAM THOMAS/Retreat Center** Application by Adam Thomas for a text amendment, creating a new use definition and regulations for "Retreat Center" in the Lancaster County Unified Development Ordinance.

c. NRN Long Drive Lane (private drive).

8. **ADJOURN**

Motion to adjourn by Alan Patterson; 2<sup>nd</sup> by Judianna Tinklenberg. Motion approved by unanimous consent. Meeting adjourned at 7:04 p.m.



## **PLANNING COMMISSION**

**Tuesday, December 17, 2024**

**Please sign in to speak during the Public Hearing for the following agenda items:**

### **Item 3: CITIZENS' COMMENTS**

General Comments; comments on matters **not on tonight's agenda**; or matters on agenda that do not require public hearing. If the item is on tonight's agenda for public hearing, please sign in on the sheet for that item (see below).

### **Public Hearing Items:**

#### **Item 5a: RZ-2024-2459 IENG: Lynwood Drive**

Application by Long C. Ieng to rezone approximately .0849 acres located at 1972 Lynwood Drive (TM 0087J-0B-010.00) from GB (General Business) to MDR (Medium Density Residential) District, in order to use the existing structure as a residence.

#### **Item 5b: TA-2024-2368 ADAM THOMAS/ Retreat Center**

Application by Adam Thomas for a text amendment, creating a new use definition and regulations for "Retreat Center" in the Lancaster County Unified Development Ordinance.

#### **Item 5c: Kershaw Annexation: 534 W. Richland Street**

Application by Ellen Seegars to annex property at 535 W. Richland Street (TM 0156-00-025.00) into the town of Kershaw.

Tonight's agenda can be found online at

<https://lanastercsc.portal.civicclerk.com/>

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.

Council Chambers  
101 N. Main Street, Lancaster South Carolina  
***Tuesday, December 17, 2024***

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

**THIS SIGN IN IS ONLY FOR MATTERS NOT ON  
TONIGHT'S AGENDA.**

**PLEASE PRINT**

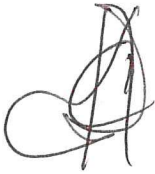
|    |                                                            |
|----|------------------------------------------------------------|
| 1. | EMAIL COMMENT SUBMITTED: K. BURGER<br>(attached to Agenda) |
| 2. |                                                            |
| 3. |                                                            |
| 4. |                                                            |



**SIGN IN ONLY IF YOU WISH TO SPEAK**

# Lancaster County

South Carolina



## PLANNING COMMISSION Public Hearing Sign In Sheet

**Item 5a: RZ-2024-2459 IENG: Lynwood Drive**

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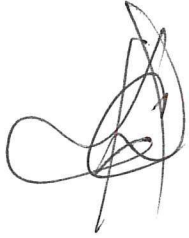
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**SIGN IN ONLY IF YOU WISH TO SPEAK**

# Lancaster County

South Carolina



## PLANNING COMMISSION Public Hearing Sign In Sheet

**Item 5b: TA-2024-2368 ADAM THOMAS/ Retreat Center**

Application by Adam Thomas for a text amendment, creating a new use definition and regulations for "Retreat Center" in the Lancaster County Unified Development Ordinance.

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***Tuesday, December 17, 2024***

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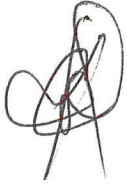
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# Lancaster County

South Carolina



## PLANNING COMMISSION Public Hearing Sign In Sheet

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# LANCASTER COUNTY ZONING DISTRICTS

## Legend

— Roads

▬ Municipalities

**AR and RR Zones**

**Zoning**

AR

RR

