



MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION

CHARLES DEESE, DISTRICT 3, CHAIRMAN
JAMES BARNETT, DISTRICT 5, VICE-CHAIRMAN
T. YOKIMA CURETON, DISTRICT 2
JUDIANNA TINKLENBERG, DISTRICT 4
SHEILA HINSON, DISTRICT 6
ALAN PATTERSON, DISTRICT 1
BEN LEVINE, DISTRICT 7
CLERK: JENNIFER BRYAN

MINUTES
Lancaster County Planning Commission
November 21, 2023 6:00 p.m.

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

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

Commissioners Present:

Tamecca Neely	Ben Levine	Sheila Hinson
Charles Keith Deese	Alan Patterson	Judianna Tinklenberg

Absent: James Barnett

Staff Present:

Allison Hardin, Interim Director	Clerk: Jennifer Bryan
Ashley Davis, Senior Planner	
Matthew Blaszyk, Planner	Billy Mosteller, Council Member

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 Ben Levine; 2nd by Yokima Cureton.
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.

- **Bill Harris** (Jim Wilson Road Resident): [See attached written statement].

4. APPROVE MINUTES

a. October 17, 2023 Regular Minutes

Chairman Deese called for a motion to approve October 17, 2023 Regular Minutes as written. Commissioner Ben Levine was absent from the meeting and abstained from this vote.. Motion to Approve by Yokima Cureton; 2nd by Sheila Hinson..

Called vote: 5:0. Motion approved.

b. November 2, 2023 Workshop Minutes

Chairman Deese called for a motion to approve November 2, 2023 Workshop Minutes as written. Commissioner Alan Patterson was absent from the meeting and abstained from this vote..

Motion to adopt amendments to minutes [see attachment for amended text]:

Yokima Cureton; 2nd by Judianna Tinklenberg.

Vote: 5:0 to adopt amended text. Motion approved.

Motion to Approve Minutes as Amended by Ben Levine; 2nd by Yokima Cureton.

Called vote: 5:0. Motion approved.

5. PUBLIC ITEMS

a. UDO-TA-2023-1819 Lineberger

Application by Kim Lineberger on behalf of KCH Real Estate LLC for an amendment to UDO Sec. 5.9 Industry/Wholesale/Storage Uses and Sec. 2.5 Use Table, to add a definition and regulations for Non-Metallic Mineral Product Manufacturing.

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

SEE ALSO: [Attached letter in support from LC Economic Development Department.]

Staff Recommendations: Deliberation to balance conflicting impacts: neighborhood vs. economic needs of County.

Questions/Comments to staff:

Ben Levine: For future presentations, let's include Union County NC data as well.

Comment from applicant(s):

Kim Lineberger (Rock Hill): Owner of KCH Real Estate and Lineberger Construction. [See attached handouts] Wetlands buffering is monitored by state and federal agencies. Available to answer any questions about the process or the text amendment.

Questions from Commissioners:

Alan Patterson: The equipment is described as "portable," will it be relocated?

KL: This will be a permanent facility, we do not intend to move it.

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

Kim Lineberger (yields time, no further comments).
No other citizens signed in.

Chairman Deese closed Public hearing and called for a motion on item
UDO-TA-2023-1819

In the interest of having a vote in the affirmative, Motion to approve by Ben Levine; 2nd
by Sheila Hinson.

Discussion:

Yoki Cureton: We have previously debated and agreed that we do not want to approve
any more text amendments while the UDO rewrite is ongoing. I am also concerned by the
appearance of conflict of interest on the part of Lancaster County.

Ben Levine: We do not have sufficient data about this type of heavy industrial use. The
County needs to research the appropriate buffers and restrictions for uses like this, and
include it in the new UDO.

Alan Patterson: Expresses concern about text amendments, but also concerned about the
reductions in buffering proposed in this amendment. This will affect adjacent residential
areas, and it could potentially affect other areas in the county.

Sheila Hinson: Understands the concerns expressed, but feels the safety and
environmental aspects are to be monitored by other agencies, and this proposed use will
be beneficial to the County.

Kim Lineberger: Regarding the timeline for this proposed site: 0% of their
business uses Portland cement. The federal government is drastically limiting the
use of that product, and Lineberger will have to transition quickly to a new
product to retain business.

AP X BL X JT X YC X SH For JB — CD X

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

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

b. RZ-2023-1814 Flat Creek/Coulston

Application by Ben Russell and A. Coulston on behalf of Pinnacle Homes USA, LLC to rezone approximately 60.05 acres located at the Southeast corner of Bailey Road and Flat Creek Road intersection (TM 0080-00-061.00) from Rural Neighborhood (RN) to Medium Density Residential (MDR) District, in order to develop a residential subdivision of 115 single-family lots.

Staff Presentation: Matthew Blaszyk, Planner, presented the application consistent with the staff report. Staff Recommendations: Denial, based on road access, sewer extension, and lack of sketch plan or TIA.

Questions to staff:

Alan Patterson: Were the original roads designed for this expansion?

MB: Not clear, but from their current condition it does not seem so.

Alan Patterson: We really need a TIA to see what if any improvements may be called for on Flat Creek Road.

Comment from applicant(s):

[See attachment, Whitehall overall site plan (c. Dec. 2000)].

Andy Coulston (Pinnacle Homes): Original concept called for a lift station in Phase II, LCWSD has since decided it does not want a lift station there, and has called for a sewer extension of approximately 9000 ft. The entrance roads were designed to stub into the future roads for Phase II.

Questions from Commissioners:

Chairman Deese: If you're using existing plans, I don't see why you need a rezoning.

Ashley Davis: Because the plan was never filed or vested, in 2016 when new zoning went into effect, the undeveloped area was zoned RN instead of MDR.

Chairman Deese: How long will it take to get the sewer extension?

A.Coulston: We do not have a date, we are still working with LCWSD on planning the extension.

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

[See attached email in opposition from Sergio & Peggy Matte.]

Chairman Deese closed public hearing and called for a motion on item RZ-2023-1814.

In the interest of having a vote in the affirmative, Motion to approve by Ben Levine ;
2nd by Alan Patterson.

Discussion:

Ben Levine: This plan makes sense, the location seems appropriate, But I don't like to rezone speculatively when we don't have enough detail or proposed plans.

Alan Patterson: I agree development here makes sense, but we do not have enough detail to make an informed decision. I can't support it.

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

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

c. SD-2023-0161 Edgewater Phase 11

Application by True Homes LLC on behalf of owners Lancaster County Forfeited Land Commission and B & C Landholdings LLC, for a Preliminary Plat encompassing 47.08 acres at and adjacent to Edgewater Parkway and Gateway Drive (p/o TM #s 0106-00-003.02 and 0106-00-003.00) for the development of 146 detached single-family homes and 50 townhomes.

APPLICANT REQUESTS DEFERRAL TO DECEMBER 19, 2023.

Chairman Deese called for a motion on item SD-2023-0161.

[Procedural question: Can a deferral request be denied? Are we required to defer, or can we vote on merits as submitted in agenda documents? Per A. Davis and A. Hardin, first vote on the request made by applicant; then further options can be discussed.]

In the interest of having a vote in the affirmative, Motion to approve deferral by Ben Levine; 2nd by Sheila Hinson.

AP X BL X JT X YC X SH For JB --- CD X

Called vote: 1:5. **Motion to defer is denied.**

In the interest of having a vote in the affirmative, Motion to approve Preliminary Plat by Ben Levine; 2nd by Alan Patterson.

Discussion:

Alan Patterson: When did we originally approve this plat? **A.Davis:** It was Conditionally Approved in June.

Alan Patterson: And the Conditions were not met in 60 days? From the Staff Report it looks like they still have not resolved some of the Conditions.

A.Davis: There are still unresolved issues.

Called vote: 0:5. **Motion to approve is denied.**

Applicant will be informed that deferral to December is denied. Project may be resubmitted in the future.

6. NEW BUSINESS

a. NRN-2023-1723 Civil Submittals [No public hearing required for this item.]
New road names submitted for approval through Civil Plans.

Staff Presentation: Jennifer Bryan, Clerk on behalf of Sandra Burton, 911 Addressing presented the applications consistent with the staff report.

Staff Recommendations: Approval.

Questions to staff: No questions.

Chairman Deese called for a motion on item NRN-2023-1723

Motion to approve by Yoki Cureton ; 2nd by Ben Levine .

Discussion:

Alan Patterson: There are a number of college athletic names, is there any problem with trademark infringements?

J. Bryan: None that we know of.

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

The Planning Commission makes final decisions regarding new road names.

b. NRN-2023-1908 Ohana Drive [No public hearing required for this item.]

Application by Adriana Wilson for a New Road Name for private road accessing off of Green Pond Road at and adjacent to TM # 0014-00-007.00 and 0014-00-007.02.

Staff Presentation: Jennifer Bryan, Clerk presented the applications consistent with the staff report. Staff Recommendations: Approval.

Questions to staff: No questions.

Chairman Deese called for a motion on item NRN-2023-1908.

Motion to approve by Ben Levine ; 2nd by Yoki Cureton .

Discussion: No questions

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

The Planning Commission makes final decisions regarding new road names.

c. Overview of Next Month's Agenda, December 19, 2023:

- CP-2023-1464 Greybridge Macmillan
- SD-2023-0325 Jasmine Hills Preliminary Plat
- SD-2023-0765 Cane Mill/Coulston Preliminary Plat
- SD-2022-2205 The Sands at Kershaw (Resubmission- revised)
- SD-2023-1409 Pinnacle at Sunset Pointe (Edgewater)

d. Other

Ashley Davis announced her departure to Planning Commission. Her last working day will be December 8, 2023.

e. ADJOURN

Motion to adjourn by Sheila Hinson; 2nd by Ben Levine. Motion approved by unanimous consent. Meeting adjourned at **7:18 p.m.**

Attachment 1:

SIGN-IN SHEETS

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, November 21, 2023

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.	Bob Harris
2.	
3.	
4.	

SIGN IN ONLY IF YOU WISH TO SPEAK



**PLANNING COMMISSION
Public Hearing Sign In Sheet**

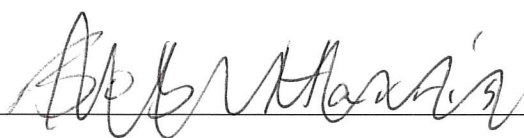
Item 5a: UDO-TA-2023-1819 Lineberger

UDO-TA-2023-1819: Application by Kim Lineberger on behalf of KCH Real Estate LLC for an amendment to UDO Sec. 5.9 Industry/Wholesale/Storage Uses and Sec. 2.5 Use Table, to add a definition and regulations for Non-Metallic Mineral Product Manufacturing.

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PLEASE PRINT

1.	
2.	Kim Lineberger
3.	
4.	

SIGN IN ONLY IF YOU WISH TO SPEAK



**PLANNING COMMISSION
Public Hearing Sign In Sheet**

Item 5b: RZ-2023-1814 Flat Creek/Coulston

Application by Application by Ben Russell and A. Coulston on behalf of Pinnacle Homes USA LLC to rezone approximately 60.05 acres located at the Southeast corner of Bailey Road and Flat Creek Road intersection (TM 0080-00-061.00) from Rural Neighborhood (RN) to Medium Density Residential (MDR) District, in order to develop a residential subdivision of 115 single-family lots.

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101 N. Main Street, Lancaster South Carolina
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PLEASE PRINT

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SIGN IN ONLY IF YOU WISH TO SPEAK



**PLANNING COMMISSION
Public Hearing Sign In Sheet**

Item 5c: SD-2023-0161 Edgewater Phase 11

Application by True Homes LLC on behalf of owners Lancaster County Forfeited Land Commission and B & C Landholdings LLC, for a Preliminary Plat encompassing 47.08 acres at and adjacent to Edgewater Parkway and Gateway Drive (p/o TM #s 0106-00-003.02 and 0106-00-003.00) for the development of 104 detached single-family homes and 49 townhomes. **APPLICANT REQUESTS DEFERRAL TO 12/19/2023**

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, November 21, 2023

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

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Attachment 2:

Item #3:CITIZENS' COMMENTS

Bob Harris Statement

My name is Bob Harris. My brother and two sisters and I were raised on a piece of property on Hwy 521 that sits between the Promenade Shopping Center and Murphy Drive. Our parents bought that property in the 1940s, raised their family there, and my sister Jeannie built her home on 9 ½ acres and raised her family there. All total, we have 64 acres there with about 2000 feet of frontage on Hwy 521. About two years ago the head of the zoning department (Ms. Hardin's predecessor) was in favor of the Lennar company plan to put a commercial strip along Hwy 521, with 244 town homes on the back portion. Suddenly, a few months ago, after two years developing the project, Lennar was told there is no zoning that is applicable for the Lennar plan and so Lennar had no choice but to terminate their contract to purchase the property from us. Unofficially we were told by a planning department member that there was a moratorium on town homes and apartments and that is why Lennar was turned down.

It is my opinion that the Lennar plan for the Harris property is the best option available not only for the family, but it is by far, the best option for the County. Why is it best for the County?

It makes sense to deal with the Harris property as a large 64-acre tract. To go with one party to develop it, a company well known to the County and their requirements, that will hire the best engineers and other professionals, one company for the Planning Department, the Planning Commission and County Council to deal with, one party for the LCWSD, DOT, the power company and other utilities to deal with, ending up with a well-planned relatively easily executed project that will generate a good tax stream rather quickly, instead of the alternative. The proposed commercial zone would look similar to Red Stone from Hwy 521.

The alternative is coming fast and will be irreversible. Jeannie needs to sell her house and 9 ½ acres. She has been putting it off for over 5 years in hopes of selling all 64 acres together. She is now retired after having taught in the Indian Land School District for 28 years and cannot put off selling it any longer. She has already retained a real estate agent to sell

her 9 ½ acres and has about a month to get things in order before presenting it to the public for sale. That will kill the Lennar plan for good and the family will break-up the remaining 54 acres and put it on the market...my son, offering his one acre on 521, the family the 1.5 acres between his property and Aldi and the 2.5 acres between his property and Laurel Hill Rd, as well as the strip along 521 between Laurel Hill and Murphy Rd, either all 10 acres of it or one acre at a time, and some residential lots on Laurel Hill and Murphy Dr. to get rid of that property. The Planning Department and all the other County offices and infrastructure players involved in developing projects in the County will have to deal with all the different buyers with different agendas to work out whatever can be done with their individual properties. The 2000 foot 521 frontage will be all chopped up instead of a uniform planned look.

My reason for being here tonight is to make sure that the Planning Commission is aware that this decision is being made and I'm concerned that it may not have been presented to you, and I think that your consideration and your input into this decision is vital, because this decision will have a huge impact on the future of this 2000-foot stretch along 521, across the road from Sun City and Rayfield. It seems in the best interest of the County to have one party develop that last large piece of property on Hwy 521 north of Van Wyck Rd. If the Commission comes to the same conclusion and directs the Planning Department to get it done, I see no reason that it can't be done. However, we are fast approaching a point of no return. We need some kind of commitment from the County, within the next month, that they prefer the "one company" approach or we are going to start selling off the property piece meal. Thank you allowing me to present you with the important decision that the County has before it.

Robert A Harris, Ph.D.
843-230-6197
harrisdrbob@yahoo.com

Attachment 3

Item 4b: November 2, 2023

Workshop minutes:

Amendments to Draft Minutes

3. **Other:**

a. **Draft Comprehensive Plan Discussion**

- If Commissioners have extensive comments, please send via email to Ashley or Jennifer.
- Ben Levine: Panhandle areas slated for “continued growth” need more detailed Small Area Plans.
- James Barnett: Does Edgewater fall into the Greater Lancaster area?
 - Davis: *GL area extends to the boundary of the PDD, so essentially yes.*
- Charles Deese: Can the Lancaster Forfeited Land Commission remove the property it owns from the PDD?
 - Davis: *all parties would have to agree to dissolve. Per current UDO the boundaries of legacy districts cannot be changed.*
- Judianna Tinklenberg: **The UDO sets the framework for reaching and realizing the goals set forth in the Comprehensive Plan**, how will the UDO connect with this Comp Plan **to help reach these goals**?
 - Davis: *The Comp Plan is managed by Benchmark Consulting, with White & Smith as a subcontractor; the UDO project has the reverse arrangement, so each firm is involved and aware of concerns for both. **They are working as a team to integrate the goals expressed in the Comp Plan into regulations.***
- Judianna Tinklenberg: The information about capacity for schools **seems** to paint an inaccurate picture. We are already at capacity. **Also, the recent land acquisitions will need to be accounted for.**
 - Davis: *some of that is due to how the state calculates capacity; we will look at that section and refine the statement. We will update information about land acquisition closer to adoption process.*
- Judianna Tinklenberg: Are developers required to build CTT sections?
 - Davis: *it is encoded in our current UDO that development within the CTT overlay must build sections of the Trail.*
- Judiana Tinklenberg: Due to past and recent rezonings from Light Industrial and the prior updates provided during our briefing on the Land Use component of the Comp Plan earlier this year, there is minimal LI within the Panhandle. Is this loss being reallocated somewhere else in the County, possibly along Highway 5 adjacent to other industrial?
 - Davis: *the locus has shifted to the area around the airport on Highway 9.*
- Judianna Tinklenberg: The section on “Housing Needs” seems misleading. **There is a gap in housing, showing there is a great need for affordable housing. Our plan for how to include affordable housing options needs to be included in the Comp Plan.**
- Ben Levine: Especially in consideration of the data at page 180, indicating 50% of population in “disadvantaged” classification.
 - Davis: *we will refine and “Housing Needs” to clarify what is being reported.*
- James Barnett: We have the luxury of making recommendations without being answerable to constituents, as Council members are.

Jennifer Bryan

From: Judianna Tinklenberg <j.tinklenberg@outlook.com>
Sent: Tuesday, November 21, 2023 8:33 AM
To: Jennifer Bryan
Cc: yokima.cureton@gmail.com; ckhammer1; James Barnett; Sheila Hinson; Benjamin Levine; Alan Patterson (adpatterson66@gmail.com)
Subject: Amendment to Workshop 11-2-2023 Section Draft Comprehensive Plan Discussion

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

The meeting minutes under Other: a. Draft Comprehensive Plan Discussion did not fully represent our entire conversation and the context and full details should be added for record.

Please include the following additions and/or corrections of my statements to add context to our full discussion:

-The UDO sets the framework for reaching and realizing the goals set forth in the Comprehensive Plan, how will the new UDO connect with this Comp Plan to help reach these goals?

-'sems' is misspelled in the school capacity comment, please revise to seems.

-After the school capacity comment, I went on to say we needed to add the recent land purchases for schools to the Comp Plan and include how the school capacity issue is being addressed.

-Add context, to "I'm concerned that I don't see more Light Industrial allocation in the Panhandle." This was not my statement, please revise to fully include the entire comment with context.

- I explained that due to past and recent rezonings from Light Industrial and the prior update provided during our briefing on the Land Use component of the Comp Plan earlier this year, that there is minimal LI within the Panhandle. Is this loss being reallocated somewhere else in the County, possibly along highway 5 adjacent to other industrial or elsewhere?

-Add context, to the housing needs comment to also include that there is a gap in housing, showing there is great need for affordable housing. Our plan for how to include affordable housing options needs to be included in the Comp Plan.

Overall, my workshop discussion was to point out that our Comp Plan should not just list the statistics found in the updated census, but also set the specific goals that we are trying to accomplish throughout the coming years in Lancaster County, our UDO should provide guidance to realize these goals.

Thank you,
Judianna Tinklenberg

Attachments 4:

Item 5a: UDO-TA-2023-1819 Lineberger

- Comparison of Current & Proposed Regulations**
- Duke Energy Site Readiness Exhibit 2/2016**
- KCH Real Estate Land for Sale 1490 Kershaw Camden Highway (2 pages)**
- Photo of proposed site**
- Plat/diagram of proposed facility on site**
- Letter in Support: LC Economic Development Department**

Comparison of Current Regulations for HI and Proposed Regulations for Nonmetallic Mineral Product Manufacturing (NMPPM)			
Regulation	Current (All Restricted Industry)	Proposed (NMPPM Only)	
Min Parcel Size	10 acres	6 acres	
Zones Allowed	HI	HI	
Storage	Comply with Fire Code		
Exterior storage	Protect water quality, air quality, wildlife, humans		
Exterior storage	Max 12 ft high		
Exterior storage	Adequate spacing between		
Min Separation from Residential, etc	2,640 ft	500 ft	
Min Separation from Public Facilities	2,640 ft	500 ft**	
Min Setback from Hwy Access Ramps	1,320 ft		
Min Separation from FP/Wetlands	500 ft		
Buffer for FP/Wetlands	Berm required		
Min berm along shared prop lines	6 ft tall		
Min separation to other restricted industry*	600 ft		
Min separation from other industrial uses*	300 ft		
Min internal setbacks	300 ft	75 ft	
Min setback from roads, sidewalks	300 ft		
Min screening buffer	100 ft	50 ft	
Min fence at edge of screening	6 ft tall (chain link security)	8 ft tall (opaque buffer)	
^Can buffer be placed within required setbacks?	No	Yes	
Dust Recuction Measures	None	Included	

*Exceptions apply

**Some facilities listed in proposal qualify as public facilities

Equal or Higher Standards Proposed

Different Standards Proposed

No Comparable Codes Proposed



Source: USGS US Topo / The National Map
FEMA Flood Map Service Center



DUKE ENERGY SITE READINESS PROGRAM LINEBERGER PROPERTY

This site has been evaluated as part of
DUKE ENERGY'S SITE READINESS PROGRAM



PREPARED BY:
CARLISLE ASSOCIATES INC.
100 BOYD STREET
COLUMBIA, SC 29201
(803) 252-3232

EXHIBIT 10 MASTER PLAN

FEBRUARY 2016

KCH Real Estate, LLC

INDUSTRIAL LAND FOR SALE

63 ACRES, SUBDIVIDABLE, RAIL ACCESS



KCH Real Estate, LLC
1490 Kershaw Camden Hwy.
Lancaster, SC 29720

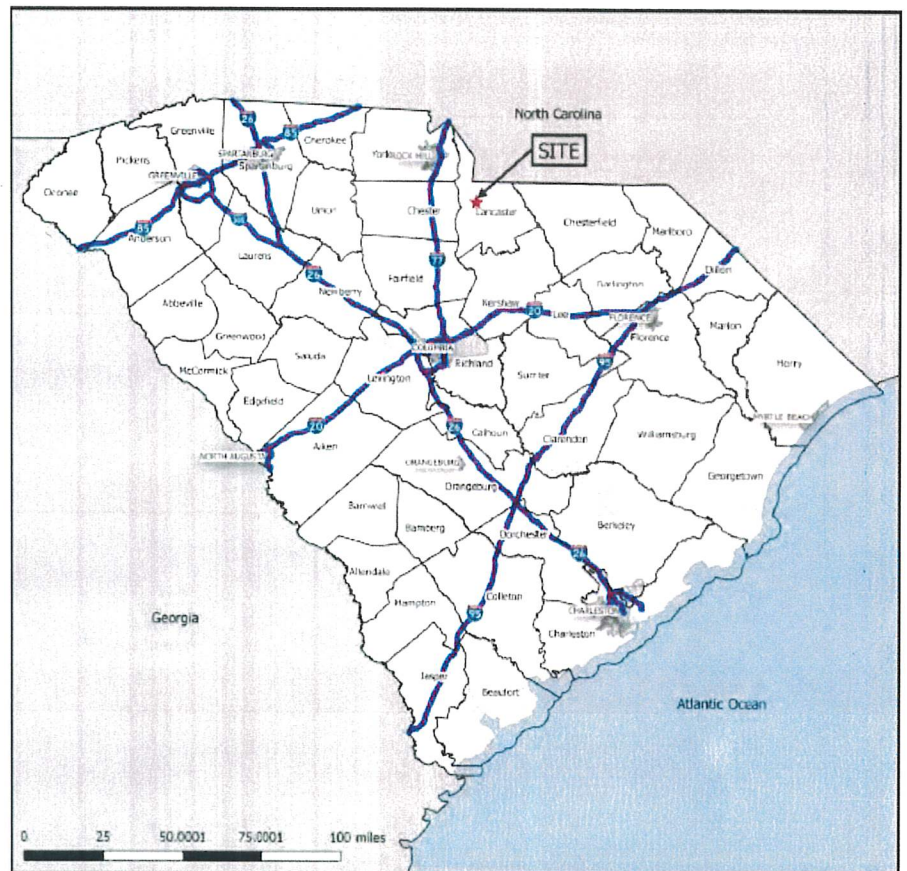
Kim Lineberger
803-289-7531
kim@lci-lineberger.com

KCH Real Estate, LLC

1490 Kershaw Camden Hwy.

Lancaster, SC 29720

OVERVIEW



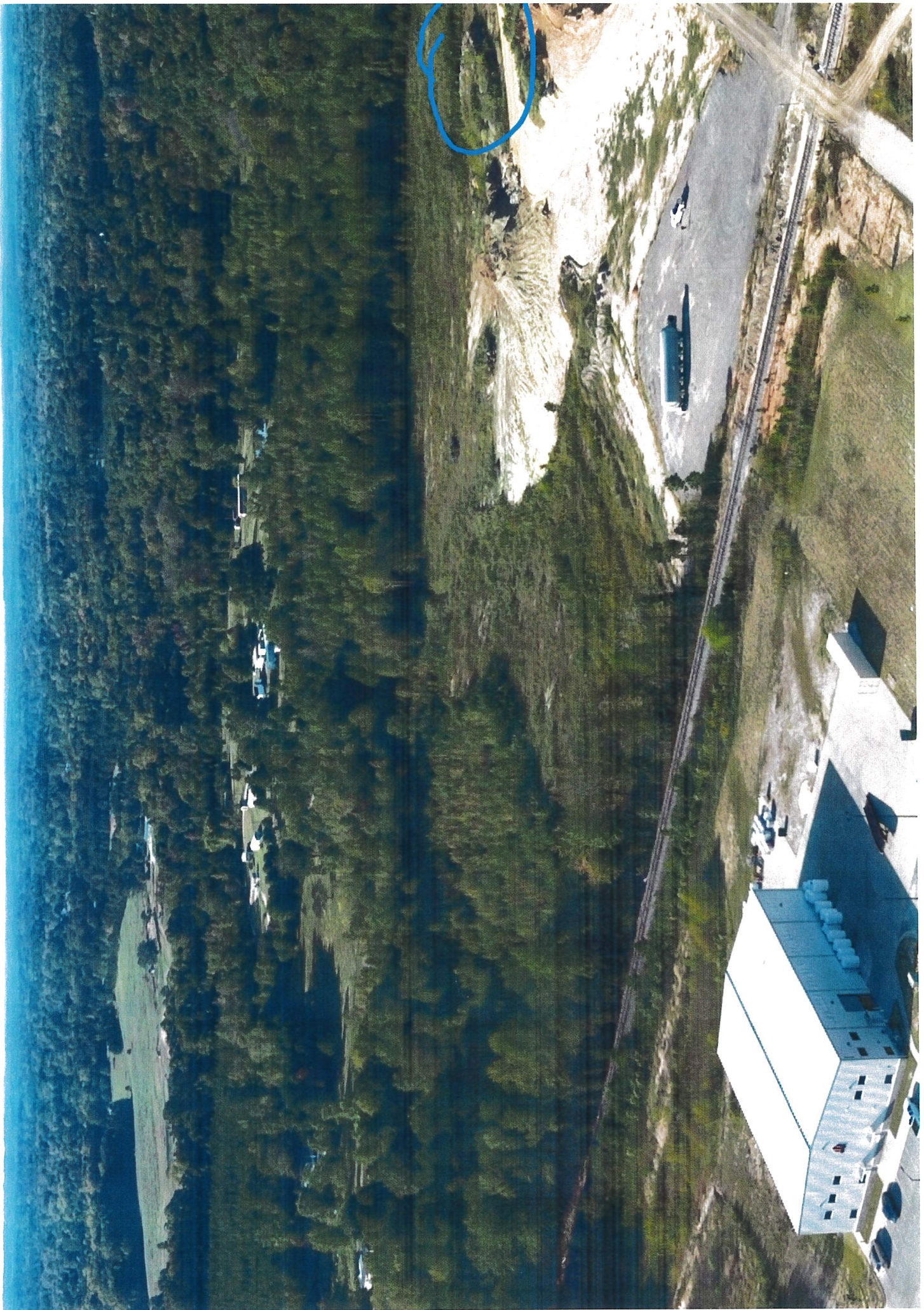
SITE LOCATION

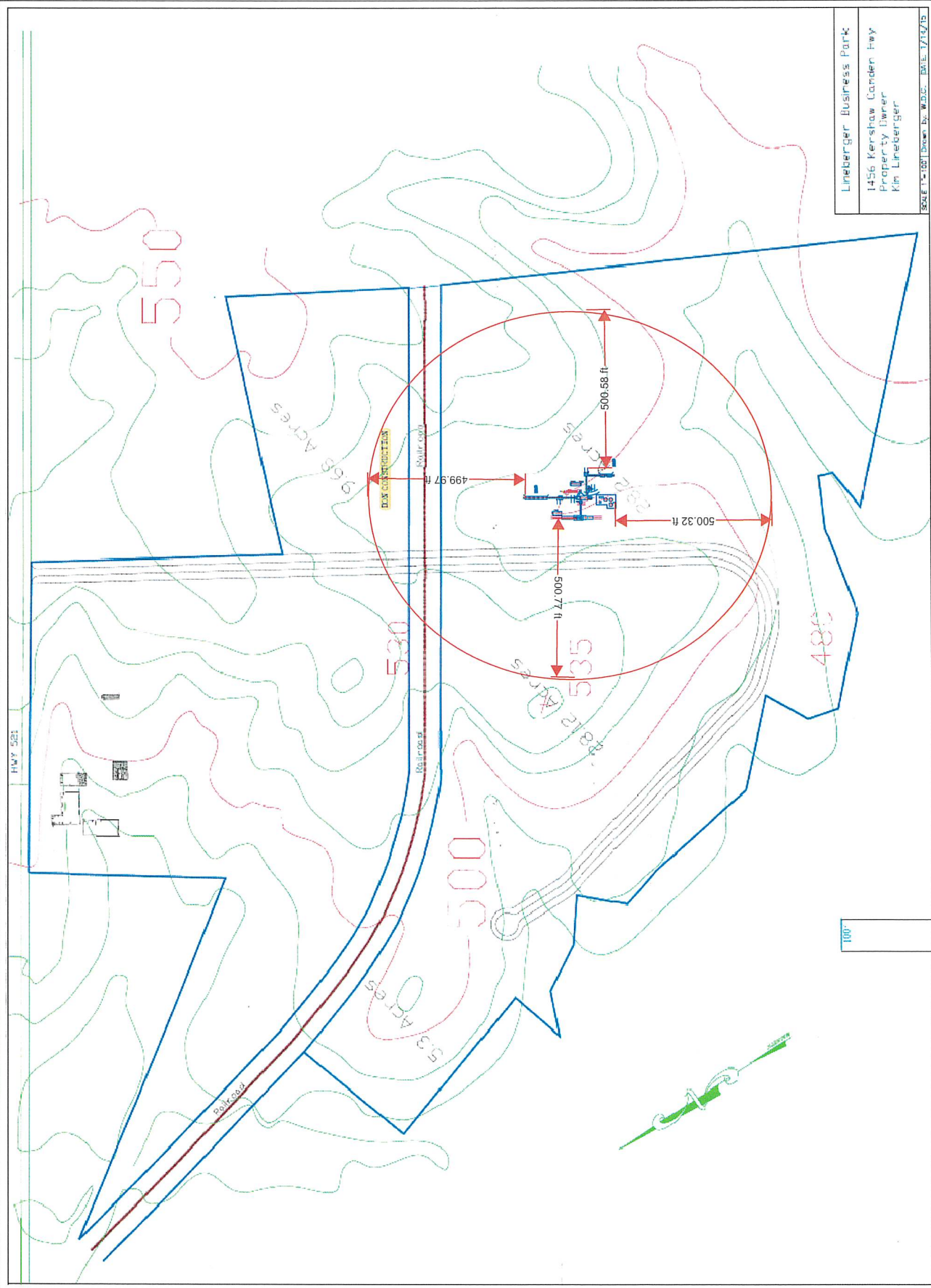
- Lancaster County, SC.
- 20 Miles from I-77
- 45 Miles from Charlotte Douglas International Airport (CLT)
- 165 Miles from the Port of Charleston
- Approx. 30 Miles south of Charlotte, N.C. market.
- Approx. 60 Miles north of Columbia, S.C.

SITE DETAILS

- Price: Starting at \$25,000 / Acre
- Zoning: Heavy Industrial
- Lot Size: 6 AC. Minimum
- Part of Duke Energy's Site Readiness Program
- Rail Service provided by Lancaster & Chester Railroad with connections to CSX and Norfolk Southern.







Lineberger Business Park
 1456 Kershaw Camden Hwy
 Property Owner
 Kim Lineberger
 SCALE 1"=100' Drawn by: W.D.C. DATE: 1/14/15



November 20, 2023

Ms. Allison Hardin
Development Services Director
 Developmental Services
 Lancaster County Government
 P.O. Box 1809
 Lancaster, SC 29720

Dear Ms. Hardin:

I hope this letter finds you well. A few months ago, I became aware that an established and successful local business was interested in expanding due to increasing demand for its products and services. The company, LCI-Lineberger (KCH Real Estate, LLC), wishes to invest over \$8 million to diversify its product offering. In addition to supporting the existing company workforce of 80 individuals, this investment should also lead to hiring dozens of new employees over time. Lancaster County will benefit from the property and sales taxes on this incremental investment.

To my knowledge, a non-metallic mineral product manufacturing operation would be a first in the County, at least in recent history. That said, this exact same property in question was first used as an asphalt production facility in the 1900s.

We welcome new investments by existing companies as these create the core of all new investments received in any given year. Statistics show that in an average US County, more than 75% of new investments and 75% of new employment are from existing businesses. Lineberger has identified other investment location options, so we welcome the fact that they have come to their "home county" first for assistance in making their expansion plans a reality.

At present, Lancaster County does not own any land that is zoned Heavy Industrial. Our ability to attract and incentivize such industries suitable for this zoning is potentially more difficult when we must involve private owners. Thus, we tend to get very excited when learning that a private owner wishes to expand on existing property zoned LI or HI. Such is the case now with the contemplated Lineberger investment.

Throughout the County, we have relatively limited large areas zoned Heavy Industrial. The Lineberger property is one of the exceptions in terms of its large size at 90 acres. Yet, even on this property, with the existing ordinances, one would be unable to operate the facility contemplated.

Lancaster County Department of Economic Development
 1033 West Meeting Street, P.O. Box 1809, Lancaster, SC 29720
 803-286-3605 (Office) 803-970-7621 (Cell)

bfulk@lancaster-sc.net
www.lcded.com



Lancaster County appears to have one of the more restrictive ordinances related to this type of project, possibly because the size and scope of such production previously called for a larger footprint and involved a process that was traditionally seen as both noisy and with intense odors. The contemplated new mobile production unit is compact and does not appear to generate the various nuisances at a level normally associated with a heavy industrial operation. So, no excessive light, vibration, noise, or extreme odor is likely to be detected outside a modest distance of less than 500 feet.

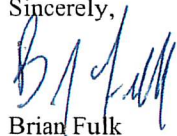
The parcel being considered (about 12 acres) is located on Kershaw-Camden Highway in a rural area outside the city, with very few nearby dwellings, all of which presumably knew they were located, or locating, next to a Heavy Industrial site. In any event, we want to make sure that public safety issues are fully considered with regard to this investment.

Given the growth in the County, I foresee a greater future need for industries supporting such growth...road builders, and construction in general. In short, companies like Lineberger will help us realize our vision for the future. And, keeping these construction dollars within Lancaster is attractive.

While Lancaster requires ½ mile or 2640 feet separation from other zones (LDR, MDR, etc.) our neighboring county of York requires 500 feet in its current UDO. I think Lancaster could consider following York's lead on this matter.

Whether by a variance, adding a new definition, or other change to the UDO, I look forward to working together to try to find a solution to keep these investment dollars within Lancaster County.

Sincerely,

A handwritten signature in blue ink, appearing to read 'B. Fulk', is written over the printed name.

Brian Fulk
Director

Attachments 5:

**Item 5b: RZ-2023-1814 Flat
Creek/Coulston**

- **Email in opposition: Sergio & Peggy
Matte**
- **Whitehall Subdivision overall site plan
(December 2000)**

From: [Ashley Davis](#)
To: [Jennifer Bryan](#); [Allison Hardin](#)
Cc: [Matthew Blaszyk](#)
Subject: FW: URGENT: 6:00 pm: Planning Commission - Regular Meeting Repeats monthly on 3rd Tuesday, until 12-19-2023 Council Chambers 2nd Floor
Date: Tuesday, November 21, 2023 10:55:52 AM
Attachments: [LCLogo_c716c29e-f766-46c0-a18c-7d20f2fc6ebd.png](#)

Jennifer,

Will you print this and distribute it to the Planning Commission tonight in regard to the Coulston rezoning?

-Ashley



Ashley Davis, Deputy Planning Director
Planning

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

P:(803) 285-6005 F: (877) 636-7963
ADavis@lancastersc.net

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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: Peggy Matte <peggymatte@comporium.net>
Sent: Monday, November 20, 2023 5:35 PM
To: Matthew Blaszyk <mblaszyk@lancastersc.net>
Cc: Terry Graham <TGraham@lancastersc.net>; Charlene McGriff <cmcgriff@lancastersc.net>; Billy Mosteller <BMosteller@lancastersc.net>; Jose Luis <jluis@lancastersc.net>; Steve Harper <steveharper@lancastersc.net>; Allen Blackmon <ABlackmon@lancastersc.net>; Brian Carnes <briancarnes@lancastersc.net>
Subject: URGENT: 6:00 pm: Planning Commission - Regular Meeting Repeats monthly on 3rd Tuesday, until 12-19-2023 Council Chambers 2nd Floor



The System couldn't recognize this email as this is the first time you received an email from this sender peggymatte@comporium.net

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

The purpose of this email is to advise you of how disappointed (and angry) we, as well as many residents in the Bailey Road area are, that the rezoning hearing for property located at the Southeast corner of Bailey Road and Flat Creek Road intersection (TM#0080-00-061.00) (hereinafter, has conveniently for the developer been scheduled for 2 days before the major Thanksgiving Holiday, assuring that most residents in the area will be traveling or otherwise occupied with their family holiday and not attend the meeting. We respectfully request that this agenda item be reconvened to another date, preferably after the Christmas holiday, when the residents may appear to contest the rezoning and assert and protect their citizen's rights the rezoning of this rural residential zoned neighborhood. Most of the residents purchased in this area for a reason - the rural zoning! Now Pinnacle Homes USA, LLC is seeking to rezone to medium density residential to build 115 homes on the 60 acres at question - that is 2.5 homes per acre - instead of the 1 home per acre in effect.

The current principals of Pinnacle have been aware for decades of the zoning on this property. The principals of Pinnacle are principals, business partners, friends, subsidiaries and/or affiliates of one another as well as all previous owners, since at least 2003. Benjamin Russell, David Cuthbertson, and Wesley Hinson, as well as others, have been partnered in multiple real estate and/or banking transactions for decades. They have been associated in one manner or another with Whitehall Subdivision adjacent to this 60 acres for decades. They are not unsavvy buyers. Although the county records show that Pinnacle purchased the property recently for \$1.060 million on the last owner transfer, this is, in fact, Mr. Russell selling the property from himself to himself, one assumes to increase prices on land in the area, and one also assumes to obtain financing for the purchase to use as seed money for the development of the land. Every owner of the land since 2003 has been associated with one or the other of the aforementioned business partners, individually or through their affiliated or subsidiary companies.

It is the hope of the existing residents that Lancaster County Government, including the Planning and Zoning, the County Council and others, will do the right thing. Continue this matter until after the end of the Christmas and New Year Holidays, and thereafter vote in favor of community residents. If Mr. Russell wants to build one home per acre, so be it, it is not up to the community to contest that. But his attempt to change the quality of this zoning to something undesirable to the present residents is not acceptable. To schedule this important agenda item two days before a major federal holiday so no one is likely to show up is even more unacceptable.

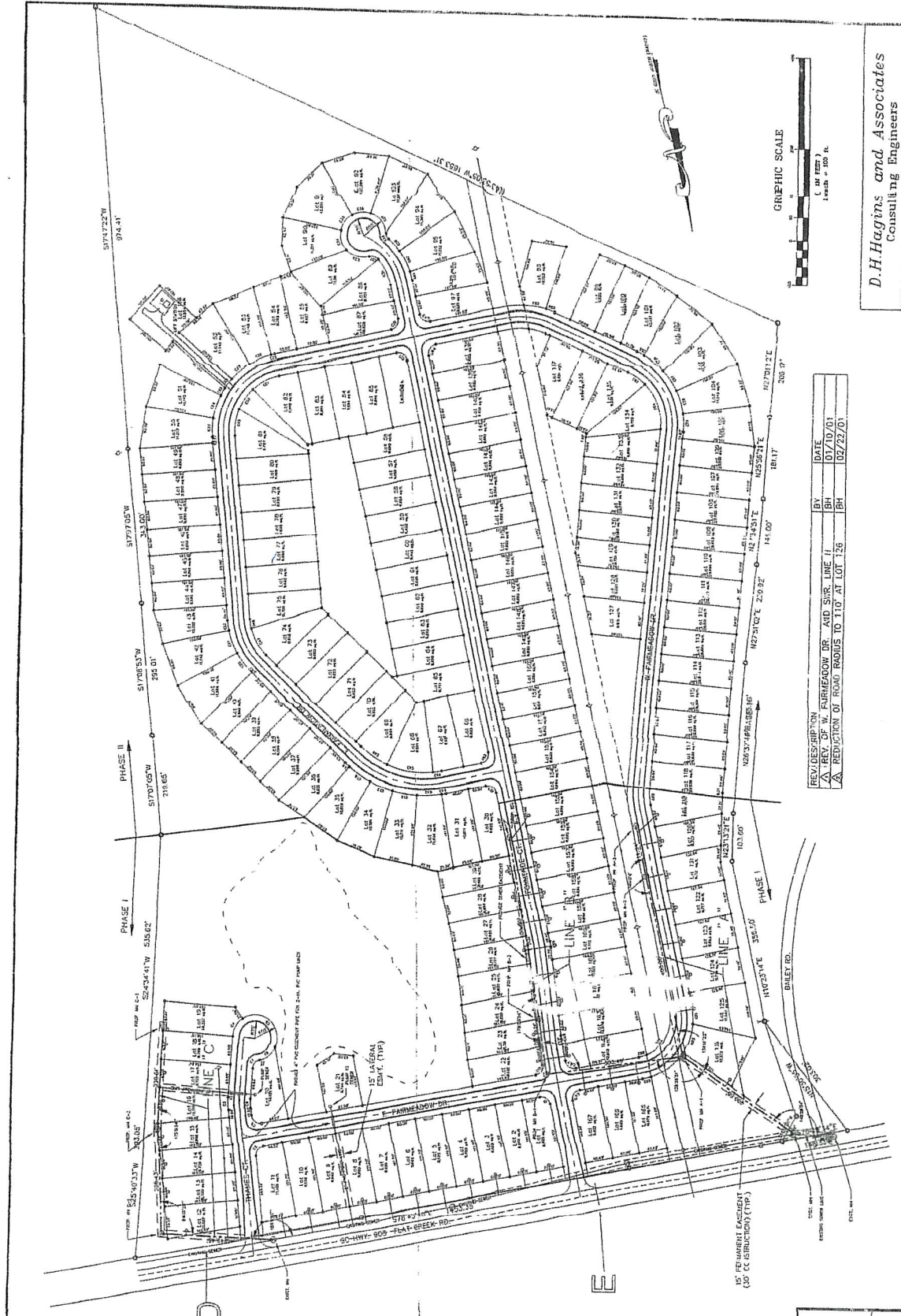
We respectfully request that this agenda item be reconvened at a later time and date. We also respectfully copy each member of the Lancaster County Council to make known the wishes of the residents of this county and to ask for their support in at the minimum delaying this agenda item until a later and more convenient date for the residents. We do not desire to become the next Indian Land.

Thank you for your consideration in this matter.

--

Sergio and Peggy Matte
Cell: 803-804-8964
Voice Mail: 704-469-6319

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REVISION	DATE
1. REVISION OF N. CORNER OF BR. AND S.W. CORNER OF LOT 110	01/10/01
2. REDUCTION OF ROAD RIGIDITY TO 110 AT LOT 110	02/22/01

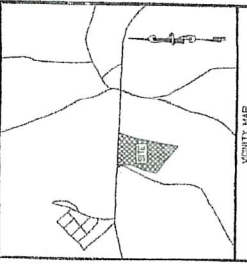
D.H. Hagins and Associates
 Consulting Engineers
 2083 Pershing-Corbin Hwy, Lancaster, SC 29720 (803)388-4472

WHITE HALL SUBDIVISION

PRELIMINARY SUBDIVISION PLAN

DPH JOB 196.001

PREPARED BY: [Signature] DATE: [Date]
 CHECKED BY: [Signature] DATE: [Date]
 APPROVED BY: [Signature] DATE: [Date]



Attachment 6:

Item 6b: NRN-2023-1908 Ohana Drive

Recorded Certificate

(Deed 1732/129)

2023014759
DEED NO CHARGE
RECORDING FEES \$0.00
PRESENTED & RECORDED:
11-28-2023 10:13:57 AM
BRITTANY GRANT
REGISTER OF DEEDS
LANCASTER COUNTY, SC
BY: DAVID HUGHES
BK: DEED 1732
PG: 129 - 130

_____(space above this line is for recording use)_____

CERTIFICATE

LANCASTER COUNTY PLANNING COMMISSION

NEW ROAD NAME

Pursuant to the authority conferred upon the Lancaster County Planning Commission by the Unified Development Ordinance of Lancaster County and by Section 6-29-1200 of the Code of Laws of the South Carolina 1976, as amended, the Lancaster County Planning Commission has approved the name of a previously unnamed private road as **OHANA DRIVE**.

Applicant Name: ADRIANA WILSON

Road Location: LOCATED OFF GREN POND ROAD

Parcels accessing from road:	TM 0014-00-007.00	TM 0014-00-007.02
	TM 0014-00-007.04	TM0014-00-007.03
	TM 0014-00-007.01	

Legal Description: PRIVATE ROAD IN UNINCORPORATED LANCASTER COUNTY

Public Meeting Date: November 21, 2023

Approval Date: November 21, 2023

This certificate is to certify that the Lancaster County Planning Commission has approved the name of the formerly unnamed private road, and that **OHANA DRIVE** is now the legal name of the road.

LANCASTER COUNTY PLANNING COMMISSION

BY: Charles Deese

Charles Deese-Chair

WITNESSES:

Samantha Faulkenberry
Donna Evans

STATE OF SOUTH CAROLINA)

COUNTY OF LANCASTER)

PERSONALLY appeared before me the undersigned witness and made oath that (s) he saw the within named Lancaster County Planning Commission, by its duly authorized officer(s) sign, seal and as its act and deed deliver the within written instrument and that (s) he with the other witness above subscribed, witnessed the execution thereof.



First Witness Signs Here

Seal

Sworn to before me this

28 Day of Nov, 2023



Notary Public for the State of South Carolina

My Commission Expires: 7/13/2031