



MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION

CHARLES DEESE, DISTRICT 3, CHAIRMAN
JAMES BARNETT, DISTRICT 4, VICE-CHAIRMAN
TAMECCA NEELY, DISTRICT 2
, DISTRICT 5
SHEILA HINSON, DISTRICT 6
ALAN PATTERSON, DISTRICT 1
BEN LEVINE, DISTRICT 7
CLERK: JENNIFER BRYAN

MINUTES
Lancaster County Planning Commission
November 15, 2022 6:00 p.m.

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

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

Commissioners Present:

Tamecca Neely	Ben Levine	James Barnett
Sheila Hinson	Charles Keith Deese	Alan Patterson

No appointment has yet been made to fill District 5 seat.

Staff Present:

Rox Burhans	Clerk: Jennifer Bryan
Ashley Davis	
Matthew Blaszyk	

Council Member Billy Mosteller

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.

2. APPROVE AGENDA

Chairman Deese called for a motion to approve the Agenda.

Motion to Approve by James Barnett; 2nd by Alan Patterson

Called vote: 6:0 Motion approved unanimously.

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

Two email comments were received prior to the agenda publication (see attachments)

Chairman Deese opened the floor to comments from the public.

4. APPROVE MINUTES

a. September 1, 2022 Workshop Minutes

Deferred to 11/15/2022 for lack of quorum.

Chairman Deese called for a motion to approve September 1, 2022 Workshop Minutes as written. Motion to Approve by Alan Patterson; 2nd by James Barnett.

Called vote: 4: 0. **Motion approved.** (Two abstained as being absent from meeting: Tamecca Neely and Alan Patterson).

b. September 20, 2022 Regular Minutes

Deferred to 11/15/2022 for lack of quorum.

Chairman Deese called for a motion to approve September 20, 2022 Regular Minutes as written. Motion to Approve by Alan Patterson; 2nd by Tamecca Neely.

Called vote: 4:0. **Motion approved.** (Two abstained as being absent from meeting: James Barnett and Ben Levine).

c. October 18, 2022 Regular Minutes

Chairman Deese called for a motion to approve October 18, 2022 Regular Minutes as written. Motion to Approve James Barnett; 2nd by Ben Levine.

Called vote: 5:0. **Motion approved denied unanimously.** (Alan Patterson abstained as being absent from meeting)

5. PUBLIC ITEMS

a. RZ-2022-2224 Nathan Terry

Application by Nathan Terry to rezone a .488-acre parcel located at the northern intersection of Charles Pettus Road and Charlotte Hwy (portion of TM# 0016-00-046.00) from Low Density Residential (LDR) to Professional Business (PB) in order to build a medical office.

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

Questions to staff:

Ben Levine asked if Highway Corridor Overlay requires sidewalks in this area; Blaszyk confirmed that it does.

Comment from applicant(s):

Nathan Terry (Indian Land, SC) Applicant currently runs his office from rented space in Edgewater Business Park in Indian Land. Sidewalk issue caught him by surprise; he will incorporate them into design revision.

Questions from Commissioners: (no additional)

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

Chairman Deese closed Public hearing and called for a motion on item **RZ-2022-2224**.

Motion to approve by Alan Patterson; 2nd by Ben Levine.

Discussion:

Alan Patterson noted that, with regard to sidewalks, we are planning for the future. Although not all businesses in that area have sidewalks, they make sense in the context of future connectivity.

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

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

6. NEW BUSINESS

a. Overview of Next Month's Agenda:

- No public hearing items
- Continuing Education sessions on December 1, 2022 and December 20, 2022:
 - 1) Legal & Ethical Considerations for Managing Public Meetings (1.5 hours)
 - 2) Growth Implications for SC Counties (1.5 hours)
- Holiday Dinner: invitation extended to members of Board of Zoning Appeals.

b. Other

Rox Burhans provided an overview of Planning items on the upcoming Committee of the Whole Agenda for Wednesday, November 16, 2022

Discussion: Alan Patterson offered that it might be helpful for Planning Commission to come up with some criteria defining "What makes a "good" development," for our own use and for Council's benefit.

7. ADJOURN

Motion to adjourn by James Barnett; 2nd by Sheila Hinson. Motion approved by unanimous consent. Meeting adjourned at 6:33 p.m.

From: [Carolann Smith](#)
To: [Undisclosed Recipients](#)
Subject: 521 Corridor from Jim Wilson to CLT line
Date: Thursday, October 27, 2022 4:31:22 PM



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

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

Hello

Please, please, please do not approve ANY more development, especially multi-family developments, high rise condos, etc along the 521 corridor, as well as gas stations, fast food restaurants. We who live there do NOT want 521 to become like 74 in Charlotte...loaded with retail, gas stations, fast food, small cheap retail places, dollar tree, places that do not last and end up an eye sore! We would like to see some nice upscale restaurants and shops. Very disappointed in the shopping center that was put in across from Sun City... Sometimes there are as many as 15 cars waiting to turn right at the light by Aldi's, waiting for one car to cross into Sun City. There is only one right turn lane and 2 left. Very few cars turn left out of that location. It's very annoying when you are trying to get somewhere and have to sit and wait for one car to go straight.

We would like to see the area become a "desired" place to live, not because it's CHEAP, but because it is a nice place to live. Multi family units add zero add ZERO value; only create more problems.

Home owners in this area of Lancaster County provide a nice tax base and would like more for contributions. We also vote! Please consider the home owners before approving further development of multi family units, and before more infrastructure is completed to accommodate traffic flow.

Nothing should be built until better infrastructure is in place. Traffic is a nightmare already and I cannot imagine how it's going to be once these ridiculous multi family units go up!

People also would like to have more than one option for internet services and not satellite.

Thank you for your consideration.

Carolann B. Smith

From: [Jan Beverly](#)
To: [Planning Mailbox](#)
Subject: Catastrophic over building
Date: Thursday, October 20, 2022 8:29:43 PM



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

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.

—IT Helpdesk, support.lancastercountysc.net

I have lived in Sun City for 15 years and the uncontrolled building of townhomes, apartments and homes in the panhandle has become a huge problem. Our infrastructure can not handle any more developments and our schools can't handle all the students these homes will bring. The traffic is horrific and will only get worse.

Jan Beverly

Sent from my iPhone



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 3: Citizens' Comments

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

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, November 15, 2022

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.

PLEASE PRINT

1.	(see 2 emails attached to agenda.
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PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5a: RZ-2022-2224 Nathan Terry

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