



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
October 17, 2023 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:

Yokima Cureton**arrived 6:15 PM.	James Barnett
Sheila Hinson	Charles Keith Deese
Judianna Tinklenberg	Alan Patterson

Absent: Ben Levine

Staff Present:

Allison Hardin, Interim Director	Clerk: Jennifer Bryan
Ashley Davis, Senior Planner	
Matthew Blaszyk, Planner	

Also Present: 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.

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 James Barnett; 2nd by Sheila Hinson.

Called vote: 5:0. **Motion approved.** (Y. Cureton not present)

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

Chairman Deese opened the floor to comments from the public.

1. **Jennifer Sabatino** (Resident of Riverchase Estates): Concerned about emergency services and first responders, and the limited resources being directed to public safety in the Riverchase area. Response times are about 25 minutes. Ms. Sabatino is a nurse practitioner and would like to see emergency services keeping up with growth. She is also concerned about safety at the intersection of Highway 5 and Riverside Road, and would like to see a 4-way stop there until a traffic signal can be installed.
2. **Bill Selvitelle** (Resident of Riverchase estates): Requests improvements at Riverside and Highway 5 intersection, there are many accidents and a lot of speeding. Please bring this issue to the front burner rather than waiting. He would also like to see plans for the fire station at Riverchase move forward.

4. **APPROVE MINUTES**

a. **September 19, 2023 Regular Minutes**

Chairman Deese called for a motion to approve September 19, 2023 Regular Minutes as written. James Barnett was absent for the meeting of 9/19/2023, and abstained from vote. Motion to Approve by Alan Patterson; 2nd by Judianna Tinklenberg. Called vote: 4:0. Motion approved.

b. **October 5, 2023 Workshop Minutes**

Chairman Deese called for a motion to approve October 5, 2023 Workshop Minutes as written. Commissioner Alan Patterson was absent from the meeting of 10/5/2023, and abstained from vote. Motion to Approve by Sheila Hinson; 2nd by Judianna Tinklenberg. Called vote: 4:0. Motion approved denied unanimously.

[Commissioner Cureton arrived at this time].

c. **Notice of scrivener's error:**

The published Agendas for July 18, 2023 and August 15, 2023 contained an error, stating the time for the meetings as 1:00 AM. The correct time for both meetings was 6:00 PM, as stated in other published notices and in the approved minutes.

5. PUBLIC ITEMS

a. UDO-TA-2023-1687 Harris: Auctions

Application by Thomas Harris for a Text Amendment to Unified Development Ordinance Section 5.5 Commercial/Entertainment Uses and Section 10.3 Definitions: Use Type, to add regulations and use definition for Onsite Auctions.

Staff Presentation: Allison Hardin, Development Services Director, presented the application consistent with the staff report. Staff Recommendations: No recommendation.

Questions to staff:

A. Patterson: Would the ordinance limit auctions to monthly events? **A. Hardin:** No, that is not part of the language of the amendment.

A. Patterson: The text mentions “paid storage provided.” Does this amendment include provisions for storage? **A. Hardin:** regulations or provisions for long-term paid storage would require a separate text amendment.

Comment from applicant(s):

Thomas Harris (Pageland Highway): His intent is to establish a quarterly auction event; if it is successful he might look at having the auction monthly. He is amenable to requiring paved parking. His business plan would require removal of equipment within 3 days after sale. He has no desire or intent to provide long term storage.

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

Chairman Deese closed Public hearing and called for a motion on item UDO-TA-2023-1687.

Motion to approve (in the interest of a vote in the affirmative) by Sheila Hinson; 2nd by Judianna Tinklenberg.

Discussion:

C. Deese: The traffic volume is not as much of a concern as the type of traffic. Highway 9 is a major truck route. Heavy truck traffic would be very dangerous for moving heavy equipment on and off the lot.

A. Patterson: Agrees with Chairman Deese about safety concerns. Also, this amendment would affect RUB parcels across the county.

J. Barnett: Is against any Text Amendments while we are working on producing a new UDO.

S. Hinson: Likes the project, but doesn't think this is an appropriate location.

Y. Cureton: Is not opposed to the business, but the change should wait for the new UDO.

Applicant:

Thomas Haris: His partner, the property owner Peter Milhorn, has 160 acres at that location and would be amenable to working out a safe entrance further from the intersection.

Called vote: AP: Against YC: Against JT: Against
SH: For JB: Against CD: Against

Vote: 1:5 Against. **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. CP-2023-1197 Strunk

Application by Lancaster County to amend the future land use designation of one parcel totaling 6.6 acres located at 2458 Mineral Mining Road (TM #0098-00-037.01) from Special District- Industrial to Rural Living.

Staff Presentation: Matthew Blaszyk presented the application consistent with the staff report. Application made as request from County Council to accompany RZ-2023-1197.

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 CP-2023-1197. Motion to approve by Sheila Hinson; 2nd by James Barnett.

Discussion: no further comments or questions.

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.

c. SD-2022-1205 Riverchase Sec. 3

Application by Riverchase Estates Partners LLC for a Preliminary Plat for approximately 806.12 acres located along Riverside Road north of the intersection with Cobblestone way (p/o TM # 0030-00-002.00), for a phase of the larger Riverchase development, consisting of 251 single-family homes, minimum lot size one acre. Originally heard and conditionally approved on 5/16/2023.

Staff Presentation: Ashley Davis, Deputy Planning Director, presented the application consistent with the staff report. Comments that remain can be resolved at Civil Plan stage. Staff Recommendations: Approval.

Questions to staff: no further questions.

Comment from applicant(s):

Brandon Pridemore (R. Joe Harris Assoc. Engineering): The railroad representative has approved the crossing, permits will be issued at the civil construction stage. Other items on TRC comments have been addressed to staff's satisfaction.

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

1. **Jennifer Sabatino**: She has been a resident for 3 years, it is a wonderful community. However, promises were made that have not been followed through. The 500 acre nature reserve is a valued amenity. The new section seems much more dense. Is there a different density per acre in each section? Residents do not want to lose tree buffers. Another concern is the second entrance. Will that entrance be required before construction begins? Construction traffic is already a problem in unfinished areas of the development.
2. **Al Walley** (Persimmon Road resident): He is a former law enforcement officer. Concerned about traffic on Riverside Road. Please urge council to commission a full 16-hour study at the Highway 5 intersection.
3. **Doug Manzies** (Riverchase resident): Most of his questions have been answered. Agrees that the Highway 5 intersection is of primary concern and needs a traffic signal. De-acceleration lanes are needed. Is the second entrance to be in place before construction begins? If not the traffic will be dangerous.

Chairman Deese: The County is considering a penny sales tax to fund road projects, including the intersection at Highway 5. It won't happen immediately but the upgrade is already planned.

Chairman Deese closed Public hearing and called for a motion on item SD-2022-1205 Motion to approve by Alan Patterson ; 2nd by Yokima Cureton.

Discussion:

A.Patterson: What SCDOT warrants have to be met for a traffic signal? **A.Hardin:** Spoke with SCDOT, they consider 1) accidents, 2) 8-hour, 4-hour and peak hour volume, and 3) pedestrian traffic.

A.Patterson: Do we need an amendment to the motion to include a revised phasing plan?

A.Davis: No, it will be required at Civil plans stage.

J. Barnett: Can we answer the concerns about the second entrance? **B. Pridemore:** Plan is to construct railroad crossing and second entrance first, we do not want to tear up the roads in the development. **A.Davis:** Staff would require the second entrance before the rest of construction.

A. Davis: Regarding Highway 5 and other road improvements, the regional COG (Council of Government) conducts long-range planning for roads, and already has improvement plans, with some funding set aside.

A.Patterson : The trigger for creation of the fire station in the Development Agreement is the issuing of the 250th CO. Is there funding for the station, or land only?

A.Davis: There is land and a percentage of funding through the Development Agreement, but the rest of the funding will come from the County.

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

Planning Commission has final approval of Preliminary Plats.

6. NEW BUSINESS

a. NRN-2023-1542 Jade Court/Jade Terrace

Application by Vernon Baumrind/BVJ Properties to name a private road located off Springdale Road south of Wayne Road.

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

Questions to staff: None.

Comment from applicant(s): Not present.

No Public Hearing Required.

Chairman Deese called for a motion on NRN-2023-1542.

Motion to approve the name **Jade Terrace** by James Barnett; 2nd by Sheila Hinson

Discussion: no questions or comments.

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

Planning Commission has final approval on New Road Names.

b. SD-2020-2137 The Pinery at Edgewater (f/k/a Bridlewood)

Request to extend vested rights for Civil Construction plans approved August 2021, for subject property located east of Catawba Ridge Boulevard (TMS# 0106-00-003.02) The plat comprises 77.99 acres with 181 single family home lots. [F/k/a Bridlewood].

Staff Presentation: Ashley Davis, Deputy Planning Director, presented the application consistent with the staff report. Staff Recommendations: There has been no change to the governing ordinance (1998) and therefore no basis for denial.

Questions to staff: no questions.

Comment from applicant(s):

Keith Fenn (True Homes): The design issue and change in plans for pump station stalled forward progress; now that they have the design changes worked out, they can proceed.

No Public Hearing Required.

Chairman Deese called for a motion on item SD-2020-2137

Motion to approve by James Barnett; 2nd by Judianna Tinklenberg.

Discussion:

C. Deese: Were they not aware that vesting rights were expiring?

A.Davis: LCWSD and SCDHEC approvals have been complex.

J.Barnett: Traffic issues need to be addressed now rather than later

K.Fenn: we are aware of the issues: improvements are made as we reach certain key milestones, and we are updating the impact analysis and connectivity.

A.Patterson: First, any time I see an extension requested, I'm suspicious. Developers need to be diligent. Second, regarding the TIA: Highway 521 shows the ineffectiveness of these analyses. Please take note, and don't set your sights on the bare minimum.

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

Planning Commission has final approval of vested rights renewal requests.

c. Overview of Next Month's Agenda

- New Rad Name: Civil Submittals group from Sandra Burton
- Rezoning: Coulston/Flat Creek RN to MDR second phase of Whitehall Subdivision.
- Preliminary Plat: Edgewater Phase 11 resubmittal
- Text Amendment: Lineberger Non-Metallic Mineral Product Manufacturing (asphalt)
- Possible New Road Name off Green Pond (single submission)- may go to December.

d. Other: **Draft Comprehensive Plan** will be a discussion item on November 2 Workshop agenda.

7. **ADJOURN**

Motion to adjourn by James Barnett; 2nd by Sheila Hinson. Motion approved by unanimous consent. Meeting adjourned at **7:44 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, October 17, 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.	Jennifer Sabatino
2.	Bill Seloufelle
3.	
4.	

SIGN IN ONLY IF YOU WISH TO SPEAK

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South Carolina



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Item 5b: CP-2023-1197 Strunk

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PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5c SD-2022-1205 Riverchase Sec. 3

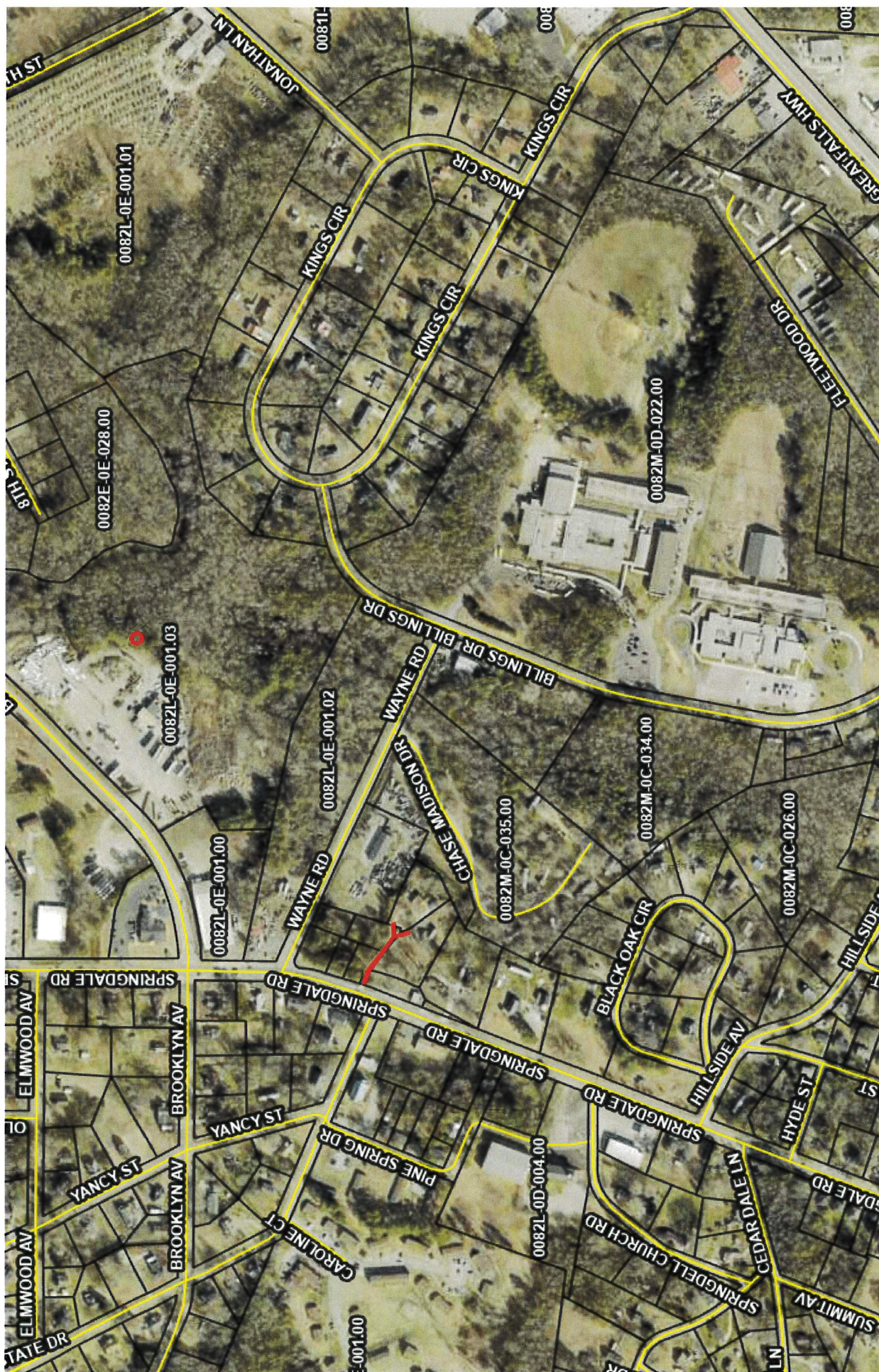
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PLEASE PRINT

✓ 1.	Jennifer Sabatino
✓ 2.	AL WALLE
✓ 3.	DOUG MENZIES



Item 6a: Jade Court