



MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION

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

**MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION
WORKSHOP MEETING**

**October 5, 2023 5:00 P.M.
MINUTES**

Chairman Deese called the meeting to order at 5:00 p.m.

1. Roll Call:

Members Present:

Jim Barnett	Charles Deese	Sheila Hinson
Ben Levine	Yokima Cureton	Judianna Tinklenberg

Absent: Alan Patterson

Others Present:

Allison Hardin, Development Services Director	Clerk: Jennifer Bryan
Ashley Davis, Deputy Planning Dir.	
Matthew Blaszyk, Planner	

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.

2. 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: Clerk Jennifer Bryan

Discussion:

- Sandra Burton will present on 10/17/2023.
- Provide a zoomed out screenshot showing context of location.

b. 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

Discussion:

- Applicant as been advised that Council does not want to approve new Text Amendments.
- More than one tenant in building on applicant's proposed site.
- There is also a residence on the property (non-conforming).
- The road is a truck route; RUB generally located at intersections, which are problematic for large equipment sales.
- Commissioners request information on use regulations in nearby jurisdictions

c. 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

Discussion:

- Application by Council request. Companion to RZ-2023-1197. Council is holding 3rd reading until this application catches up.
- Discussion of adjacent industrial uses.

d. 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

Discussion:

- No major map changes.
- Applicant did not resolve TRC comments within 60 day conditional window.
- Revised plat has now been submitted and is under review.
- Provided "willingness" letter from L & C Railroad, but not encroachment permit.
- Vote in May was 6:0 in favor of conditional approval.

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

Request to extend vested rights for Preliminary Plat approved 3/16/2020, 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

Discussion:

- Applicant has met the requirements for vested rights extension.

3. Other:

- a. Review of Next Month's Agenda
NRN-2023-1723 New Road Names from Civil submittals
SD-2023-0161 Edgewater Phase 11 resubmittal
RZ-2023-1814 Flat Creek/A. Coulston RN to MDR
- b. Review of questions raised by Y. Cureton (see attached email and letter.)
Commissioners request that an announcement of scrivener's error on July 2023 and August 2023 agendas be noted at the next regular meeting.
- c. Draft Comprehensive Plan copies will be provided next week to Council and Planning Commission. Ashley will make a presentation at the C.o.W. meeting on Wednesday 10/11/2023. Clerk will add an agenda item for discussion of Comp Plan draft on November Workshop agenda.

4. Adjourn

Meeting was adjourned at 6:20 pm.

Jennifer Bryan

From: Jennifer Bryan
Sent: Thursday, October 5, 2023 11:30 AM
To: Yokima Perez; Allison Hardin; Charles Deese; Ginny Merck-Dupont
Subject: RE: Clarification please

Ms. Cureton:

I apologize that this was a delayed response but I wanted to give accurate information in answer to your questions.

1. The 1:00 am time shown on some agendas was a clerical error incurred when I created the meetings in our agenda software system. I have since gone in and corrected the template, but cannot alter agendas for meetings that have already taken place. The time was correctly published elsewhere, in the events calendar and the newspaper notices. Also, the official record of the meeting is the minutes, and those state the time the meetings start and end. If the Commissioners want the clarification on record (we did include a clarification for one such agenda,) I can add the clarification for any previously affected agendas in a future public meeting, or revise the minutes for all affected meetings and include a clarifying statement. We can discuss tonight how the Commission wants to address this issue, and if needed I will add amended minutes to the next regular meeting so that they can be approved.

Commissioner's error

2. Is there work being continued outside of our 5:00 pm workshop discussions? The simple answer is, no Planning Commission meetings have been held outside of the regularly scheduled times of 5:00 pm for Workshops and 6:00 pm for regular meetings this year, nor are any time changes planned. Since I have been clerk the only event outside of those hours I can think of was a CE course that was hosted in Council Chambers last October, and one or two of the Commissioners attended. Last year we used the Workshop time as a second voting meeting for three months to accommodate some time-intensive agenda items.

"Work taking place" is a broad concept. To expand on that idea:

- If a time change or special meetings are requested to accommodate either the material being presented, or the schedules of staff, Commission members, or presenters, we inform everyone well in advance due to the statutory requirements for notice of public meetings.
- If a quorum of Planning Commissioners (4 or more) plans to attend a function, such as Council Meetings or Committee of the Whole, or even a community meeting about a proposed development, Commissioners must inform me so that I can make the appropriate public notices. It is better to make necessary notice if Commissioners *might* attend, and decide not to, than to risk having a quorum attend without notice. Please note, online discussions including more than 4 commissioners could constitute a "meeting," which is why we try to confine discussions to either one-on-one, or Workshop.
- For certain projects, such as the UDO and Comp Plan Stakeholder Committees, a member of Planning Commission is elected to serve as the Commission's representative. Ben Levine is the PC representative on the Comp Plan Stakeholder Committee; Jim Barnett is the representative on the UDO Stakeholder Committee. Both report back to the Commission when they have attended a work session.
- The Chairman and some other Commissioners attend other county board meetings, council meetings, and community events at their own discretion and initiative, and report back on matters that they think are of interest to the Commission.
- If at any time you have questions, or want to take time to explore something in more depth, you may call or email staff for more information, or schedule time to meet with staff to review anything one-on-one.

Note: The "Community Events" section of the newspaper sometimes prints an erroneous time for our meetings, and also identifies them at times as "City Planning" meetings. These events listings are not paid for, submitted, or controlled by us, and do not constitute statutory meeting notices (which are paid ads which we write the

copy for). We have asked the newspaper to confirm such information with us before they print it, but they don't.

3. LCSD has been invited to attend our meetings. There is no requirement that LCSD attend our meetings regularly. Such a requirement would have to be coordinated and agreed upon by Council, Administration and School District Administration. The most recent scheduled time to discuss long-term planning related to school district items occurred on the day the previous Facilities Director was leaving. He had accepted the invitation before he announced his departure and did not inform us that he would not be attending. We have not yet been successful in rescheduling. We will continue to reach out to try to schedule time with School Administration.
4. At the direction of Council and Administration, since January 2023 the County Attorney is not required to attend Planning Commission meetings. If subject matter discussions require it, we can request that the attorney attend, but the attorney's role is strictly limited to procedural advice, due to potential conflict of interest issues and time constraints – there are complex overlapping interests among levels, departments and agencies of County government.
5. Other than what is stipulated in State Law and County Ordinance for orientation and hours continuing education, there is no defined learning plan for Commissioner and Board Member training. If there are areas of responsibility that you would like to see covered in future training sessions, we are at your disposal to make arrangements for such tailored training. Ginny Merck-Dupont is in the process of reviewing Rules and Procedures and training for all county boards and commissions, so we will also coordinate with her about refining the plan. We can also direct you to other training resources if there are topics you want to pursue outside of what is offered to the group.
6. 5-year data on single-family homes and apartments in the County: I do recall that you asked for this information, but I failed to make a note and follow up. It will require time for staff to research and collate the data from various sources. Cumulative data on current residential projects (single family and multi-family) can be found in our monthly [Development Activity Reports and Panhandle Subdivision Summaries](#). During Thursday's Workshop we can discuss in more depth to see if you would like additional information.
7. The delay of the UDO is an ongoing concern for all levels of Planning Staff and Administration: several factors have contributed. Staff turnover has played a role, as project management has shifted repeatedly. Staff shortage plays a significant role, given that the Comp Plan and UDO are labor-intensive and our task priorities are at the mercy of other interests. Also, the Comprehensive Plan must advance first as it is the underpinning of many aspects of the UDO. (The Comprehensive Plan defines our goals; the UDO provides the tools to implement the Plan).
 - The Comp Plan has a draft ready to be reviewed by Planning Commission and Council, and we will be scheduling public input meetings in January.
 - So far two draft sections of the UDO are delivered and are in stages of review by staff and stakeholders. There are several stages of review that must be completed before any UDO material is in a form that is presentable to Planning Commission and Council, who are third or fourth level reviewers.

I hope I have addressed the concerns you expressed, if I have missed anything please let me know.

From: Yokima Perez <yokima.cureton@gmail.com>

Sent: Wednesday, October 4, 2023 7:29 AM

To: Jennifer Bryan <jbryan@lancastersc.net>

Cc: ckhammer1 <ckhammer1@yahoo.com>; James Barnett <barnettpatti@comporium.net>; Sheila Hinson <sheilahinsonrealty@yahoo.com>; Benjamin Levine <benjamin.d.levine@gmail.com>; Alan Patterson

Subject: Re: Clarification please

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—IT Helpdesk, lancastersc.supportsystem.com

In case I don't make it to our next meeting. Here are my additions:

Dear Chairman Deese and Clerk Bryan,

I would like to respectfully submit the following comments to be recorded in our October 5, 2023 meeting notes:

- First, I want to thank Commissioner Mc Griff for trusting me to this seat to represent her district (and to again apologize for the typo in my October 2 email). I was excited to come aboard, in hopes that I can join hands under your leadership with Vice Chairman Barnette and the rest of the Board members and staff to learn about these vital issues to make a difference for Lancaster County.
- I have had the opportunity to look back and catch up on notes before my installation on May 9, 2023 noticing that some of the approved meeting notes have an agenda time of 1:00a.
 - o I have not attended a workshop outside our regularly scheduled time of 5:00p. Please advise whether we need to make a motion to amend these to reflect a correct start time during the next meeting.
 - o Which leads me to pose the question: Is there work being continued outside of our 5p workshop discussions?
- Since my installation on May 9, 2023, neither has an LCSD representative nor a Lancaster county attorney been present at one of these meetings.
- In my email dated Sunday October 2, I reference having requested 2 pieces of information over the past 4 months, to which I have received no response:
 - o a defined learning plan specific to planning and zoning
 - o a 5-year look at the number of approved single family homes v apartments in the County
- I also hear discussion about a new UDO that was started roughly 18 months ago with another 21 month outlook on its finalization and is that is being shepherded by staff through the process. I have not seen any component of, or participated in, the development or approval of a new UDO or individual passages of content since my installation.
- Lastly, based on responses to my October 2, I research our threads to learn there are missing emails from our email thread.

Thank you for your time.

T. Yokima Cureton

On Mon, Oct 2, 2023 at 10:00 AM Yokima Perez <yokima.cureton@gmail.com> wrote:

No, no apologies needed. And that was not directed at anyone specifically. But thanks for responding Jennifer.

As I am still not sure whom to direct questions towards or timing on when to bring them up so they are recorded (so that the questioner can get a timely response from whomever without misunderstanding), I am simply asking.

My goal is to stand before God to give an honest account for what I did and to give the best service I have to offer to District 2 jointly with this board and under Chairman's leadership.

Yokima

On Mon, Oct 2, 2023 at 8:50 AM Jennifer Bryan <jbryan@lancastersc.net> wrote:

I apologize. I did not realize there were any unanswered questions. Responses to what, or regarding what subject? I don't see a thread below with any questions, I don't understand the context.

www.mylancastersc.org

Jennifer Bryan, Admin. Assistant
Planning

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

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

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From: Yokima Perez <yokima.cureton@gmail.com>

Sent: Sunday, October 1, 2023 8:06 PM

To: Jennifer Bryan <jbryan@lancastersc.net>

Cc: ckhammer1 <ckhammer1@yahoo.com>; James Barnett <barnettptatti@comporium.net>; Sheila Hinson <sheilahinsonrealty@yahoo.com>; Benjamin Levine <benjamin.d.levine@gmail.com>; Alan Patterson <adpatterson66@gmail.com> <adpatterson66@gmail.com>; j.tinklenberg@outlook.com

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I really just want to help but feel helpless.

Yokima

On Sun, Oct 1, 2023 at 12:02 PM Yokima Perez <yokima@tacosole.net> wrote:

Hey!

I've been on the board for 4 months now, have requested 3 pieces of info. Haven't received an answer to either.

So I'll add a 3rd:

What do I need to do or to whom do I need to contact to get responses?

Without access to information, I'm only a seat-filler. It's not beneficial to the people of District 3 and it's a waste of my time.

Help would be much appreciated.

Please excuse any typos. Sent from my iPhone

On Sep 18, 2023, at 1:44 PM, Jennifer Bryan <jbryan@lancastersc.net> wrote:

Commissioners;

Please let me know that you will be attending tomorrow night's meeting, so that we have a quorum count and a head count for dinner.

<LCLogo_c716c29e-f766-46c0-a18c-7d20f2fc6ebd.png>

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Jennifer Bryan

From: Jennifer Bryan
Sent: Monday, October 2, 2023 11:26 AM
To: Yokima Perez
Cc: Allison Hardin; Ashley Davis
Subject: RE: Clarification please
Attachments: 10-5-2023 Workshop Draft.doc; 10-17-2023 Draft Minutes.doc

Procedurally, if you have a question or comment at a meeting you ask the Chair to recognize you before speaking to staff or to the applicant (or to each other), just to keep things clear in the minutes and on the recording. To follow along with the order of meeting with more detail than is provided in the agenda, I print a draft outline of the minutes for myself. I would be happy to provide a copy if anyone would like one for keeping notes. See attached examples.

Regarding specific agenda items, staff is your primary resource: if you ask for more information at the preceding Workshop we will either cover it in the Staff Report if possible, or attach additional exhibits to the agenda item for publication with the Agenda.

During a regular voting meeting, if it comes time for a motion, any Commissioner can make a motion to continue the item to the next meeting in order to have time to obtain and consider other information, or to consider the material already submitted- some cases are document heavy! **EXCEPTION:** Keep in mind that with Preliminary plats, we are under a statutory deadline, so it may be necessary to deny the plat rather than defer the discussion if deferral would result in automatic approval. Staff will let you know if this is an issue.

For more general policy, procedure or data questions that come up at Workshop or during a regular meeting, I try to note them in the minutes and remind staff once we're back in the office if there's something we need to put together. However, it is not unheard of for me to drop the ball on these, so please send reminders if you don't get a response within a day or two after meetings!

From: Yokima Perez <yokima.cureton@gmail.com>
Sent: Monday, October 2, 2023 10:00 AM
To: Jennifer Bryan <jbryan@lancastersc.net>
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October 2, 2023

Jennifer Bryan, Clerk of Court
101 N. Main Street
Lancaster, SC 29720

Charles Deese, Chairman - Planning and Zoning
101 N. Main Street
Lancaster, SC 29720

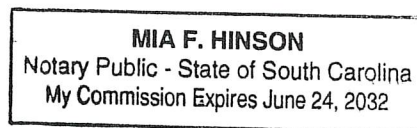
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Thank you for your time.

T. Yokima Cureton



Mia F. Hinson
10-2-2023



Yokima Perez <yokima@tacosole.net>

Clarification please

5 messages

Yokima Perez <yokima@tacosole.net>

Sun, Oct 1, 2023 at 12:02 PM

To: Jennifer Bryan <jbryan@lancastersc.net>

Cc: yokima.cureton@gmail.com, ckhammer1 <ckhammer1@yahoo.com>, James Barnett <barnettpatti@comporium.net>, Sheila Hinson <sheilahinsonrealty@yahoo.com>, Benjamin Levine <benjamin.d.levine@gmail.com>, "Alan Patterson (adpatterson66@gmail.com)" <adpatterson66@gmail.com>, j.tinklenberg@outlook.com

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10/1/23, 10:02 PM

Tacos Ole' Mail - Clarification please

CK HAMMER <ckhammer1@yahoo.com>
To: Yokima Perez <yokima@tacosole.net>

Sun, Oct 1, 2023 at 7:33 PM

Sorry you have had this problem. I am not sure of your question or concerns. I am not sure I can answer your questions, but am willing to try. Feel free to call most times. Thank you for your service to Lancaster Co.
Charles K Deese

Sent from my iPhone

On Oct 1, 2023, at 12:02 PM, Yokima Perez <yokima@tacosole.net> wrote:

Hey!

[Quoted text hidden]

Yokima Perez <yokima.cureton@gmail.com>
To: Jennifer Bryan <jbryan@lancastersc.net>

Sun, Oct 1, 2023 at 8:05 PM

Cc: ckhammer1 <ckhammer1@yahoo.com>, James Barnett <barnettpatti@comporium.net>, Sheila Hinson <sheilahinsonrealty@yahoo.com>, Benjamin Levine <benjamin.d.levine@gmail.com>, "Alan Patterson (adpatterson66@gmail.com)" <adpatterson66@gmail.com>, j.tinklenberg@outlook.com

I really just want to help but feel helpless.

Yokima

[Quoted text hidden]

Alan <adpatterson66@gmail.com>
To: Yokima Perez <yokima.cureton@gmail.com>

Sun, Oct 1, 2023 at 8:10 PM

Yoki,
What questions do you have? I don't see them in this thread.

Alan

--
Sent from Canary

[Quoted text hidden]

Yokima Perez <yokima@tacosole.net>

Sun, Oct 1, 2023 at 10:00 PM

To: Jennifer Bryan <jbryan@lancastersc.net>

Cc: yokima.cureton@gmail.com, ckhammer1 <ckhammer1@yahoo.com>, James Barnett <barnettpatti@comporium.net>, Sheila Hinson <sheilahinsonrealty@yahoo.com>, Benjamin Levine <benjamin.d.levine@gmail.com>, "Alan Patterson (adpatterson66@gmail.com)" <adpatterson66@gmail.com>, j.tinklenberg@outlook.com

Sorry for the typo! District 2.

I just want to serve and to add value.

Please excuse any typos. Sent from my iPhone

On Oct 1, 2023, at 12:02 PM, Yokima Perez <yokima@tacosole.net> wrote:

Hey!

[Quoted text hidden]

