



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
September 19, 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	Ben Levine	Sheila Hinson
Charles Keith Deese	Alan Patterson	Judianna Tinklenberg

Absent: James Barnett

Staff Present:

Allison Hardin, Development Services Director	
Ashley Davis, Deputy Planning Dir.	Clerk: Jennifer Bryan
Matthew Blaszyk, Planner	Sandra Burton, 911 Addressing

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; 2nd by Judianna Tinklenberg.

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. None signed in.

4. APPROVE MINUTES

a. August 15, 2023 Regular Minutes

Chairman Deese called for a motion to approve August 15, 2023 Regular Minutes as written. Motion to Approve by Ben Levine; 2nd by Sheila Hinson.

Called vote: 6:0. Motion approved unanimously.

b. September 7, 2023 Workshop Minutes

Chairman Deese called for a motion to approve September 7, 2023 Workshop Minutes as written. Motion to Approve by Ben Levine; 2nd by Yokima Cureton.

Called vote: 6:0. Motion approved unanimously.

5. PUBLIC ITEMS

a. RNC-2023-1404 Solar Road Name Change

Application by Dr. Zora Denson to rename a SC state road in Lancaster County and Town of Heath Springs, from Solar Road to Hillside High Road.

Staff Presentation: Matthew Blaszyk, Planner
Sandra Burton, 911 Addressing

Sandra Burton presented the item consistent with the staff report.

Staff Recommendations: Recommend Approval.

Questions to staff: None.

Comment from applicant(s):

Dr. Zora Denson, Hillside Alumni Association: Hillside School was established in 1954; the last graduating class was in 1970, after which county schools became integrated. During its existence, this school served as the only black rural school in the area; it contributed significantly to the life and culture of Lancaster County. The Alumni Association is still very active in serving the community through volunteer work and scholarships. Hillside School has been recognized by the County Historical Commission; changing the name of the road will be a lasting memorial to the role of the school in the community.

Questions/ from Commissioners:

Chairman Deese: I remember Hillside High; it was an asset to the community. This is a good tribute to the school.

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

Dr. Zora Denson (yields time; no additional comments).

Chairman Deese closed Public hearing and called for a motion on item RNC-2023-1404.

Motion to approve by Yokima Cureton; 2nd by Sheila Hinson .

Discussion: no further discussion.

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

A certificate will be recorded with the Register of Deeds formalizing the name change from Solar Road to hillside High Road.

b. RZ-2023-1464 Greybridge

Application by Brian Cillian/Greybridge MacMillan LLC and LEH SC MacMillan LLC to rezone 7.286 acres at 1662 MacMillan Park Drive (TM# 0007-00-008.05) from Light Industrial (LI) to Institutional (INS) District in order to convert existing structure to a K-12 private school facility.

Staff Presentation: Matthew Blaszyk, Planner presented the application consistent with the staff report. Staff Recommendations: Recommend denial due to incompatibility with surrounding business park as well as Comprehensive Plan Future Land Use.

Questions to staff: None.

Comment from applicant(s):

Brian Cillian, (Waxhaw NC) Greybridge MacMillan LLC. Cillian is working with Marvin Academy in Waxhaw to find a new location as they have outgrown their current site. The proposed site is an office building that was never fully utilized by its former owner, and is not an industrial facility. He has discussed the proposed school with Continental Tire and Unique Loom, two other tenants of the business park, and they feel it would be an asset for their employees.

Questions/Comments from Commissioners:

Judianna Tinklenberg: I am concerned about the traffic impact, with 150 students being dropped off and picked up.

Cillian: We have a staggered 3-stage plan for pickup and drop-off to reduce traffic impact on the road. Trip generation data does not take into account that there is often more than one student per car, and also that pickup and drop-off are not within peak hours.

Judianna Tinklenberg: Is it relocating the existing school, or opening a second location?

Cillian: This is a relocation. Currently 150 students, we anticipate an initial reduction to about 120 during the transition, but will return to full enrollment within a year or two.

Judianna Tinklenberg: this is a needed use, but the request goes against the surrounding zoning and the future land use. I don't think I can support it at this location.

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

Chairman Deese closed Public hearing and called for a motion on item RZ-2023-1464.

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

Discussion:

Ben Levine: Despite the motion, I share the stated concerns over losing Light Industrial zoning in Indian Land, and the conflict with the Future Land Use plan. We need to keep this as LI, there are other suitable locations for INS zoning.

Alan Patterson: With the general lack of LI zoning in Indian Land, as well as the prime location, this will be attractive to more suitable businesses.

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-2022-2205 The Sands Kershaw (a/ka little Dude)

Application by Earl Coulston/Coulston Enterprises, for a Preliminary Plat for 39.47 acres located at the southeast corner of Fork Hill Road and Little Dude Avenue in Kershaw (TM #0141-00-024.00) for a single-family residential development of 76 lots.

Staff Presentation: Matthew Blaszyk, Planner presented the applications consistent with the staff report. Staff Recommendations: Recommend denial based on unresolved TRC comments from all reviewers.

Questions to staff:

Alan Patterson: Has there been any movement on TRC comments?

Matthew Blaszyk: No revision has been submitted since 8/29/2023 Review Comments were issued.

Comment from applicant(s):

Earl Coulston (Charlotte NC): Thanks to the Commission for their consideration. We have been revising the plan in consultation with staff for over a year. Our current plan satisfies the Fire Marshall with regard to the location of entrances. There is not enough room on Little Due for a 2nd entrance. Requests that the Commission grant Conditional Approval and allow the remaining issues to be resolved on the Civil Plan.

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

Heath Brewer (Little Dude Ave, Kershaw): representing Special Materials Company, an industrial tenant across the street from proposed development. HE is not opposed to housing in Kershaw, he understands the need, but this road has

heavy industrial traffic and is not a suitable location for a housing development. The plant has had issues with water capacity at their site and a development will make the situation worse. If the utility can't provide enough water for a warehouse, how can it supply homes?

Jerome Watts (Special Materials Company). Agrees with Heath Brewer. This is not a good location for homes. Even with security from the mine [Haile Goldmine], there is a lot of crime in the area. There is not enough police budget to provide safety. The road cannot sustain 150 additional cars with existing industrial traffic.

Earl Coulston: On behalf of Kershaw, the only way a town can grow and change the character of the area is to bring new people in. I want to make a positive change for the town.

Chairman Deese closed Public hearing and called for a motion on item SD-2023-2205. Sheila Hinson recused herself from discussion and vote.

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

Discussion:

Ben Levine: With the amount of unresolved comments from TRC, I don't think we can approve conditionally.

Alan Patterson: The size of Little Dude road is a concern. Kershaw is a small town, there is great potential there, I don't want to create the same traffic problems we have in Indian Land. There are 24 unresolved comments. Those need to be addressed for us to make a decision. Despite the need for housing I cannot support this plan- applicants need to be responsive and responsible.

Chairman Deese: The plan as presented does not meet requirements.

Called vote: 0:5. (Hinson recused.) **Motion is denied.**
[Preliminary plats are not referred to County Council.]

6. NEW BUSINESS

- a. Overview of Next Month's Agenda:
NRN-2023-1542 Jade Court/Jade Terrace
CP-2023-1197 Strunk
SD-2022-1205 Riverchase 3 Preliminary Plat (resubmission)
- b. Other
 - Grace-Lynwood UMC rezoning approved;
 - Mr. Barchu's rezoning on Brooklyn Avenue approved.

- Update on UDO-TA-2023-1371 Cabins/Campgrounds : Applicant Adam Thomas has withdrawn the application for a text amendment for Section 5.3.3 : addition of regulations for cabins.
- **Comprehensive Plan** : Ashley Davis: A Comp Plan Stakeholder meeting was held on 9/18/2023. An early raft of the plan will be ready for review by Planning Commission and County Council shortly, and will be ready for public feedback meetings in January.
- **Alan Patterson**: At my request staff has provided data on the number of home/developments already approved south of Highway 5. [See attached email] Given that we have already approved homes that will likely translate to 2500 or more students in our school system, I move that we make a **recommendation to County Council that we look at adopting impact fees** for the whole County, so that we do not face a situation county wide that we are currently facing in Indian Land schools and infrastructure.
2nd by Judianna Tinklenberg.

DISCUSSION:

C. Deese: Council has been discussing the idea on and off.

Judianna Tinklenberg: I hope that Indian Land's issues will be a learning experience for us to plan better for growth.

B. Levine: We can recommend that they begin the process of an Impact Fee Study, that has to be done before they can institute any fees. As we saw in Fort Mill, if we lay the groundwork now, we can re-evaluate fees as needed.

A.Patterson: Not just for schools, but Fire, EMS, Roads—all the infrastructure elements.

A.Davis: We can make a recommendation, but the School System would commission their own impact analysis as they did for Indian Land. We would be responsible for the other elements. Council or Planning Commission could make a recommendation to the Schools together or separately.

C. Deese: One reason we chose to go with PDDs in the new UDO is because it allows us to build in fees.

A. Patterson: A Flaw of previous PDDs was that money went into the general fund instead of being targeted for infrastructure needs. This recommendation is part of our responsibility to foresee future needs.

B. Levine: We've done PDDs, rooftop fees, and Impact Fees. For Development Agreements, the fee never changes. Impact Fees can be adjusted.

Called Vote: 4:2 AP For BL For YC For
 SH Against JT For CD Against

Motion is approved

7. ADJOURN

Motion to adjourn by Ben Levine; 2nd by Sheila Hinson. Motion approved by unanimous consent. **Meeting adjourned at 7:23 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, September 19, 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.
2.
3.
4.

SIGN IN ONLY IF YOU WISH TO SPEAK

Lancaster County



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5a: RNC-2023-1404 Solar Road Name Change

Application by Dr. Zora Denson to rename a SC state road in Lancaster County and Town of Heath Springs, from Solar Road to Hillside High Road.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, September 19, 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.	✓ Dr. Zora Denson
2.	
3.	
4.	
5.	

SIGN IN ONLY IF YOU WISH TO SPEAK

Lancaster County

South Carolina

PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5b: RZ-2023-1464 Greybridge

Application by Brian Cillian/Greybridge MacMillan LLC and LEH SC MacMillan LLC to rezone 7.286 acres at 1662 MacMillan Park Drive (TM# 0007-00-008.05) from Light Industrial (LI) to Institutional (INS) District in order to convert existing structure to a K-12 private school facility.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, September 19, 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.
2.
3.
4.

SIGN IN ONLY IF YOU WISH TO SPEAK

Lancaster County

South Carolina

PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5c: SD-2022-2205 The Sands Kershaw (a/ka little Dude)

Application by Earl Coulston/Coulston Enterprises, for a Preliminary Plat for 39.47 acres located at the southeast corner of Fork Hill Road and Little Dude Avenue in Kershaw (TM #0141-00-024.00) for a single-family residential development of 76 lots.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, September 19, 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.	Heath Brewer <i>against</i>
✓ 2.	Jerome WATTS <i>against</i>
✓ 3.	EARL Coulston
4.	

From: [Wanda Kilpatrick](#)
To: [Jennifer Bryan](#)
Subject: Planning Meeting on September 19
Date: Monday, September 18, 2023 3:17:02 PM

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

Jennifer, I just wanted to let you know that I don't know if I will be able to be at the meeting tomorrow night. I did not realize it was the same night as our monthly Town Council meeting. However, I did want to let you know that I brought the issue before Council at the August meeting, and they voted that they were in favor of the name change. I had planned on being there and letting everyone know. I will try to come at 6:00 as our meeting is at 7:00, but just in case I can't get there, I wanted you to have this information.

Thanks and you have a great day, Wanda

Wanda Fudge Kilpatrick

Town Administrator
Town of Heath Springs
P.O. Box 100
Heath Springs, SC 29058
803-273-2066



Lancaster County, South Carolina

Post Office Box 1149 Lancaster, South Carolina 29721-1149

STATEMENT OF RECUSAL

In accordance with State Code § 8-13-700(b), I hereby abstain from all votes, deliberations, and other action on the following matter(s):

SD-2022-2205 The Sands a/k/a Little Dude

Preliminary Plat

SECTION 8-13-700. Use of official position or office for financial gain; disclosure of potential conflict of interest.

(B) No public official, public member, or public employee may make, participate in making, or in any way attempt to use his office, membership, or employment to influence a governmental decision in which he, a member of his immediate family, an individual with whom he is associated, or a business with which he is associated has an economic interest. A public official, public member, or public employee who, in the discharge of his official responsibilities, is required to take an action or make a decision which affects an economic interest of himself, a member of his immediate family, an individual with whom he is associated, or a business with which he is associated shall:

- (1) prepare a written statement describing the matter requiring action or decisions and the nature of his potential conflict of interest with respect to the action or decision;
- (2) if the public official is a member of the General Assembly, he shall deliver a copy of the statement to the presiding officer of the appropriate house. The presiding officer shall have the statement printed in the appropriate journal and require that the member of the General Assembly be excused from votes, deliberations, and other action on the matter on which a potential conflict exists;
- (3) if he is a public employee, he shall furnish a copy of the statement to his superior, if any, who shall assign the matter to another employee who does not have a potential conflict of interest. If he has no immediate superior, he shall take the action prescribed by the State Ethics Commission;
- (4) if he is a public official, other than a member of the General Assembly, he shall furnish a copy of the statement to the presiding officer of the governing body of any agency, commission, board, or of any county, municipality, or a political subdivision thereof, on which he serves, who shall cause the statement to be printed in the minutes and require that the member be excused from any votes, deliberations, and other actions on the matter on which the potential conflict of interest exists and shall cause the disqualification and the reasons for it to be noted in the minutes;
- (5) if he is a public member, he shall furnish a copy to the presiding officer of any agency, commission, board, or of any county, municipality, or a political subdivision thereof, on which he serves, who shall cause the statement to be printed in the minutes and shall require that the member be excused from any votes, deliberations, and other actions on the matter on which the potential conflict of interest exists and shall cause such disqualification and the reasons for it to be noted in the minutes.

Reason(s) for Disqualification:

Sold Property To Applicant
+ Feel it may be A Conflict of Interest

Name:

Jeffrey Hesser

Planning Commission Member

Date:

Sept. 19, 2023

Jennifer Bryan

From: Jennifer Bryan
Sent: Tuesday, September 19, 2023 4:23 PM
To: Alan
Cc: Ashley Davis
Subject: RE: Homes approved south of Hwy 5

To be inclusive with regard to calendar year vs. fiscal year, I started with 2021 preliminary plats approved:

2021:

SD-2021-0528 Arbor Meadows (Pineview Drive) 47+ acres, 92 sf lots
SD-2021-1886 Edgewater Sunset Pointe 178 acres, 76 townhomes, 787 sf lots

2022:

SD-2022-0733 Shiloh Woods 173+ acres, 398 sf lots
SD-2022-1135 Alcott Village 51+ acres, 98 sf lots

2023 to date:

SD-2022-1205 Riverchase Sec. 3 806 acres, 251 lots * conditions of approval not met, resubmitting on October 2023 agenda
SD-2023-0161 Edgewater Phase 11 (eleven) 57 acres, 146 sf lots, 50 townhomes

TOTAL: 1,312 acres: 1,674 single-family lots; 126 townhomes units.

Note: The Pinery at Edgewater was approved in 2020, but will be requesting extension of vested rights on October agenda (78 acres, 181 sf lots)

Note: Jon Hardy received an approved rezoning for a proposed subdivision (North of 9 project) but has not submitted a preliminary plat as of this date.

From: Alan <adpatterson66@gmail.com>
Sent: Tuesday, September 19, 2023 3:16 PM
To: Jennifer Bryan <jbryan@lancastersc.net>
Subject: Re: Homes approved south of Hwy 5

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

Last two years

--

Sent from Canary

On Tuesday, Sep 19, 2023 at 3:13 PM, Jennifer Bryan <jbryan@lancastersc.net> wrote:

This year? In the last 5 years? Are you including Edgewater? The Master plan for Edgewater was approved in the late 1990s, but each phase has to go through preliminary plat submission.