



MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION

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ALAN PATTERSON, DISTRICT 1
BEN LEVINE, DISTRICT 7
CLERK: JENNIFER BRYAN

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

**September 7, 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	Alan Patterson
Judianna Tinklenberg		

Others Present:

Ashley Davis, Deputy Planning Director Clerk: Jennifer Bryan
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. The agenda was posted in the lobby of the Administration Building more than 24 hours in advance of the meeting.

2. New Business

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

Discussion:

- No calls or emails in support or opposition
- Sandra Burton will make the presentation on 9/19/2023
- Sandra has reached out to Heath Springs School Superintendent for confirmation. The school principle has signed the petition.

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

Discussion:

- Proposal is not compatible with Comprehensive Plan “Employment Center” per FLU Map. The MacMillan Industrial Park is the only designated Employment Center in the Indian Land area.
- Commissioners expressed concern that:
 - Rezoning this parcel to include a school will discourage other industrial tenants
 - Industrial area seems inappropriate for a school
 - Two-lane road may cause problems with stacking during pick-up and drop-off times.

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

Discussion:

- Although there is a utility service letter from Kershaw, Town of Kershaw and LCWSD are still working out how to provide service.
- There are numerous outstanding TRC comments, many of which are not simple to resolve.
- SCDOT and Fire Marshall’s requirements may be contradictory.
- Commissioners expressed concern that ingress/egress and road issues may create long-term consequences, similar to problems in Indian Land.

3. Other:

a. UDO Review: Ashley Davis, Deputy Planning Director

[See attached slide presentation]

Planning Staff needs to provide our UDO consultants with direction regarding how the County would like to handle complex/ multi-use development projects within the new Unified Development Ordinance.

Through research and discussions with our consultants, staff has determined 3 potential paths and is seeking direction from council as to which path they would like to see built into the new ordinance.

Discussion:

- Commissioners concluded that two important considerations for PDDs are ratios of residential to commercial components, and establishing hard timelines for building out commercial to avoid pitfalls of previous PDD agreements.
- Commissioners are in favor of the PDD option among the three choices.
- Four Commissioners will attend the Committee of the Whole Meeting on September 13, to support the presentation to Council and express their recommendations. The Clerk will post notice of the quorum appearing at the C.o.W. meeting.

4. Adjourn

Meeting was adjourned at 6:40 pm.