



MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION

CHAIRMAN CHARLES DEESE, DISTRICT 3
VICE-CHAIR ALAN PATTERSON, DISTRICT 7
JASON CAVALIER, DISTRICT 1
T. YOKIMA CURETON, DISTRICT 2
JUDIANNA TINKLENBERG, DISTRICT 4
MICHELLE RICHARDS, DISTRICT 5
SHEILA HINSON, DISTRICT 6
AIMEE SHOLAR, RECORDING SECRETARY

MINUTES
Lancaster County Planning Commission
August 20, 2024 6:00 p.m.
Corrected

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

1. **ROLL CALL:** Quorum is present (7 Commissioners)

Commissioners Present:

Jason Cavalier	T. Yokima Cureton	Charles Keith Deese
Sheila Hinson	Alan Patterson	Shelly Richards
Judianna Tinklenberg		

Absent: None

Staff Present:

Allison Hardin, Development Services Director
April Williams, Planning Director
Matthew Blaszyk, Planner
Jennifer Bryan, Planning Technician Administrative Assistant, Aimee Sholar

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.

Prayer and Pledge of Allegiance

Alan Patterson

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 Sheila Hinson; 2nd by Jason Cavalier.
Called vote: 7:0. Motion approved unanimously.

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

Chairman Deese opened the floor to comments from the public. 3 were signed in for an items that was removed from the agenda (Barberville Commercial).

1. Anne Gebel (Overlook, Indian Land): upset at the lack of notification that she received from the Planning office about Barberville being removed from the agenda. [See attached written statement]
2. Geoff Larson (Indian Land): Regarding Barberville Commercial project. He wanted to clarify that Barberville came in as a major subdivision. He stated that he found a bunch of problems with it, they withdrew and now they are coming in as 2 minor subdivisions. He thinks that the county shouldn't approve it until they check the UDO because it shouldn't be eligible due to previous subdivisions. He believes that the land should be used for a buffer and any trees over 24 inches in diameter should be saved. [See attached written statement]
3. Jeannine Clifton (Indian Land)- Want to participate in this civil process. She felt as though the public wasn't properly notified as to the withdrawal of Barberville. She discussed the difficulty of being able to comprehend the UDO, and was grateful for the assistance of Geoff Larson's many hours of preparation that he has put into deciphering the UDO for the neighborhood.

4. APPROVE MINUTES

a. July 16, 2024 Regular Minutes

Chairman Deese called for a motion to approve July 16, 2024 Regular Minutes as written.

- Motion to Approve by Judianna Tinklenberg, with the addition of Appendix B UDO requirements and mention of Open Space, and Corridor Overlay that was discussed in the meeting of July 16, 2024;
- J. Tinklenberg expressed concerns about 7/16 meeting:
 - The goal is transparency; to be unclear is to be unkind
 - The minutes as written are not a reflection of the meeting
 - Staff influenced direction of the meeting with a legal monologue
 - Moving forward, wants more information in minutes
 - Preliminary Plat should not have been on agenda since it was previously denied, and it was a master plan presented as a commercial plan
 - Requests that minutes be amended to include that the plan did not meet UDO Appendix B cross section; UDO Open Space requirement; and Highway Corridor Overlay Requirements
- 2nd by Yokima Cureton.
- Yokima Cureton also read the minutes and thought that a few things that were discussed were omitted, also that the minutes are not as detailed as they have been in the past.
- Shelia Hinson noted that she thought planning staff was doing a great job.
- Chairman Deese noted that per prior training, extensive amendments to the minutes are to be provided to staff in writing in advance of the meeting so that they can be voted on by the Commission.

Called vote: 7:0. **Motion approved unanimously.**

b. August 1, 2024 Workshop Minutes

Chairman Deese called for a motion to approve August 1, 2024 Workshop Minutes as written. Alan Patterson was absent on August 1, 2024 so he abstained from the vote.

Motion to Approve by Sheila Hinson; 2nd by Jason Cavalier.

Called vote: 6:0. (One abstention) **Motion approved.**

5. PUBLIC ITEMS

a. RZ-2024-1388 Mobley/Munkens/Clontz

Application by Robert Mobley, Phyllis & Kenneth Munkens, and Nancy Clontz to rezone two parcels totaling 36.14 acres located on the northeast side of Highway 9 Bypass near the intersection of Kershaw-Camden Highway (TM#s 0081-00-046.00 & 0081-00-047.00) from Light Industrial (LI) to Low Density Residential (LDR) District, to market for residential development

Staff Presentation: April Williams, Planning Director, presented the application consistent with the staff report. Staff Recommendations: Staff recommends Approval

Summary of Commission concerns:

Judianna Tinklenberg concerns:

- Changing LI to LDR with no LDR adjacent to this property.
- Council has been concerned about losing more Light Industrial in Indian Land

Other:

- The NB parcel across the highway is the Connors property that has requested rezoning to MDR.
- There is not currently any concern about LI zoning in the Greater Lancaster and Southern Lancaster Future Land Use areas.

Comment from applicant(s): not present.

Public Hearing: (See attachments: Sign-in Sheets) None signed in
Chairman Deese closed public hearing and called for a motion on item RZ-2024-1388

Motion to approve by Alan Patterson; 2nd by Yokima Cureton.

Discussion:

- Yokima Cureton stated it is her district and she hasn't heard any complaints.
- Alan Patterson just wanted it to be known that when you go from a LI to an MDR or LDR to take into consideration the speed limits and turn lanes, and that it has a 55-speed limit there and people need to proceed with caution.

Called vote: 7:0. **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.

b. TA-2024-1451 Monnig: Small Animals

Application by Jeffrey Monnig for a Text Amendment modifying UDO Sec. 5.1.1 Permitted with Review, 5.10.4 Backyard Pens & Coops and 2.5.3 Use Table regarding the keeping of small animals on residential lots.

Staff Presentation: Allison Hardin, Development Services Director, presented the applications consistent with the staff report. Staff Recommendations: Request deferral to September 17, 2024.

Summary of Commission concerns:

- Jason Cavalier asked whether LDR is the proper zoning to allow for chickens. He also asked what the proper square footage per animal was, and asked whether there should be a maximum in case they might want to add more than 12 chickens. He spoke to the stockpiling of litter or waste, stating that the UDO needs to say, “Needs to be properly disposed of, reused or recycled.”
- Shelly Richards asked whether this was for all small animals because she has two big rabbits enclosed in a 24x24 foot cage.
- Yokima Cureton asked who would be the one checking on this; staff responded that it would be code enforcement.
- Judianna Tinklenberg asked about folks that were currently not in compliance, would they be grandfathered in? Or would they be dealt with when there was a complaint?
- Shelia Hinson stated that she loves her chickens.
- Alan Patterson stated that the UDO needs to say for the record that the individual can sell products (e.g. eggs) offsite, but not onsite. He also stated that for 5.10.4.7 red line- “obnoxious smell and public nuisance”- a neighbor that doesn’t get along with each other and just doesn’t like chickens- how can we define that? I think all chickens stink.
- Jason Cavalier added how do we know if the smell is obnoxious or not? There is a noise ordinance but it’s different for smell.
- Sheila Hinson committed that she owns 20 chickens and there is not smell to them. There is no water and that you won’t have a smell with that many chickens.

Comment from applicant(s): Mr. Monnig said that he has been living at his residence for a total of 3 years and from the beginning his neighbor was like a grandmother to his kids. Then 6 months later when he got the chicks- the neighbor called code enforcement on him. Mr. Monnig said that April Williams contacted him on Monday and told him to please come to the Tuesday night Planning Commission meeting. Mr. Monnig thinks that if people don't like chicken's then they can pay to be in an HOA. He says part of the reason that he has the chickens was in case of a chicken shortage (not that he would ever think about eating them). He says he wants to keep them in his fenced in yard, he questions the new proposed language about needing the chickens to be 18 inches off the ground to keep away from predators- he thinks that having them above ground would make it impossible for the chickens to get beneficial bugs or pest. Everything else in the new proposed language he agrees with.

Public Hearing: (See attachments: Sign-in Sheets) None signed in
Chairman Deese closed public hearing and called for a motion on item RZ-2024-1388

Motion to continue to September meeting by Sheila Hinson; 2nd by Alan Patterson.

Discussion:

- Chairman Deese had a discussion with Allison Hardin and decided that there needed to be a continuance.
- Alan Patterson stated that the UDO needed to say that a chicken run, or chicken track system should also be ok'd.

Called vote: 7:0. **Motion to Continue is approved unanimously.**

Item is continued to September 17, 2024.

c. RNC-2024-1553 Hurricane Lane

Application by Scott Parkman to change the name of a private road off West Doc Garris Road at TM0101-00-044.01 from Baud Lane to Hurricane Lane, pursuant to UDO Sec 6.11.5.

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

Summary of Commission concerns:

Chairman Deese asked if the owner of 456 Baud Lane also sign the petition? Yes he did.

Comment from applicant(s):

None signed in

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

Chairman Deese closed public hearing and called for a motion on item RZ-2024-1388

Motion to approve by Shelly Richards; 2nd by Judianna Tinklenberg.

Discussion:

Just make sure all persons living on Baud Lane were all in agreement.

Called vote: 7:0. **Motion is approved unanimously.**

The Planning Commission makes final decisions regarding road name changes.

d. TA-2024-1505 Kershaw: Illuminated Signs

Application by Town of Kershaw for a Text Amendment to Kershaw UDO Section 10.12 (4) Illuminated Signs.

Staff Presentation: April Williams, Planning Director, presented the application consistent with the staff report. Staff Recommendations: Staff recommends

Summary of Commission concerns: Alan Patterson just wanted to know if this was just a rubber stamp for the City of Kershaw?

Chairman Deese suggested that Kershaw should come to us first before they come up with these things.

Shelia Hinson stated that they have a great administrator in our city.

Alan Patterson asked if this is the plan to be their planning agency? Staff confirmed that we have an Intergovernmental Agreement (“IGA”) for Kershaw and Heath Springs, but not Van Wyck or City of Lancaster.

Comment from applicant(s): not present.

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

Chairman Deese closed public hearing and called for a motion on item RZ-2024-1505

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

Discussion: None

Called vote: 7:0. **Motion is approved unanimously.**

The Planning Commission refers this matter to Kershaw Town Council for final decision.

e. Kershaw Annexations (15)

Group of Kershaw Annexations to remediate approval process

TM#s 0155-00-067.02, 0155M-0A-002.00, 0155M-0A-001.00, 0155M-0A-015.00, 0155M-0A-016.00, 0156G-0A-015.00, 0156G-0A-014.00, 0156G-0A-009.00, 0156O-0O-001.00, 0156O-0N-001.00, 0155M-0A-018.00

Also 4 ADM properties: TM#s 0156A-0E-001.03, 0156H-0L-025.00, 0156H-0L-024.00, 0156H-0L-028.01

Staff Presentation: Allison Hardin, Development Services Director, presented the applications consistent with the staff report. Staff Recommendations: Approval.

1) 101 West Street TM 0156O-0O-001.00 (0.35 ac.)

Roland Stuart Hamilton

Summary of Commission concerns: None

Comment from applicant(s): None signed in

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

None signed in

Chairman Deese closed public hearing and called for a motion on item Annexation 101 West Street Kershaw

Motion to approve by Alan Patterson; 2nd by Yokima Cureton.

Discussion: None

Called vote: 7:0. **Motion is approved denied unanimously.**

The Planning Commission refers this matter to Kershaw Town Council for final decision.

2) 207 West Street TM 0156O-0N-001.00 (1.45 ac.)

Barbara J. Phillips

Summary of Commission concerns: None

Comment from applicant(s): None signed in

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

Chairman Deese closed public hearing and called for a motion on item Annexation 207 West Street Kershaw

Motion to approve by Alan Patterson; 2nd by Yokima Cureton.

Discussion: None

Called vote: 7:0. **Motion is approved unanimously.**

The Planning Commission refers this matter to Kershaw Town Council for final decision.

3) 441 Blackwell Drive: TM 0156G-0A-009.00 (0.79 ac.)
Joshua & Maegan H. Twitty

Summary of Commission concerns: None

Comment from applicant(s): None signed in

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

Chairman Deese closed public hearing and called for a motion on item Annexation 441 Blackwell Drive, Kershaw

Motion to approve by Shelly Richards; 2nd by Shelia Hinson.
Discussion: None

Called vote: 7:0. **Motion is approved denied unanimously.**
The Planning Commission refers this matter to Kershaw Town Council for final decision.

4) 489 Blackwell Drive: TM 0156G-0A-014.00 (0.42 ac.)
Dana Griffin Dupre & David Dupre

Summary of Commission concerns: None

Comment from applicant(s): None

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

Chairman Deese closed public hearing and called for a motion on item Annexation 489 Blackwell Drive, Kershaw

Motion to approve by Shelly Richards; 2nd by Judianna Tinklenberg.
Discussion: None

Called vote: 7:0. **Motion is approved unanimously.**
The Planning Commission refers this matter to Kershaw Town Council for final decision.

5) 499 Blackwell Drive: TM 0156G-0A-015.00 (0.42 ac.)
Daniel M. & Deborah D. Griffin

Summary of Commission concerns: None

Comment from applicant(s): None signed in

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

Chairman Deese closed public hearing and called for a motion on item Annexation
499 Blackwell Drive, Kershaw

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

Discussion: none

Called vote: 7:0. **Motion is approved unanimously.**

The Planning Commission refers this matter to Kershaw Town Council for final decision.

6) 512 Kershaw Country Club Rd: TM 0155M-0A-001.00 (1.0 ac.)
Henry T. & Brend W. McManus

Summary of Commission concerns: None

Comment from applicant(s): None signed in

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

Chairman Deese closed public hearing and called for a motion on item Annexation
512 Kershaw Country Club Rd, Street Kershaw

Motion to approve by Yokima Cureton; 2nd by Judianna Tinklenberg.

Discussion: None

Called vote: 7:0. **Motion is approved unanimously.**

The Planning Commission refers this matter to Kershaw Town Council for final decision.

7) 534 Kershaw Country Club Rd: TM 0155M-0A-015.00 (2.0 ac.)
Jayson Craddock and Tiffany Craddock

Summary of Commission concerns: None

Comment from applicant(s): None

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

Chairman Deese closed public hearing and called for a motion on item Annexation
534 Kershaw Country Club Rd Kershaw

Motion to approve by Shelia Hinson; 2nd by Jason Cavalier.

Discussion: None

Called vote: 7:0. **Motion is approved unanimously.**

The Planning Commission refers this matter to Kershaw Town Council for final decision.

8) 550 Kershaw Country Club Rd: TM 0155M-0A-016.00 (1.29 ac.)
Lara A. Campos & Sorcia M. Campos

Summary of Commission concerns: None

Comment from applicant(s): None signed in

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

Chairman Deese closed public hearing and called for a motion on item Annexation
550 Kershaw Country Club Rd Kershaw

Motion to approve by Yokima Cureton; 2nd by Shelly Richards.

Discussion: none

Called vote: 7:0. **Motion is approved unanimously.**

The Planning Commission refers this matter to Kershaw Town Council for final decision.

9) 582 Kershaw Country Club: TM 0155M-0A-018.00 (5.99 ac.)
Sheryl R. Faulkenberry

Summary of Commission concerns: None

Comment from applicant(s): None signed in

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

Chairman Deese closed public hearing and called for a motion on item Annexation
582 Kershaw Country Club Rd Kershaw

Motion to approve by Yokima Cureton; 2nd by Judianna Tinklenberg.

Discussion: None

Called vote: 7:0. **Motion is approved denied unanimously.**

The Planning Commission refers this matter to Kershaw Town Council for final decision.

10) 6719 Wylie Circle Dr: TM 0155M-0A-002.00 (0.43 ac)
Janet P. & Danny Joe Bowers

Summary of Commission concerns: None

Comment from applicant(s): None signed in

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

Chairman Deese closed public hearing and called for a motion on item Annexation
6719 Wylie Circle Drive, Kershaw

Motion to approve by Jason Cavalier; 2nd by Shelly Richards.

Discussion: None

Called vote: 7:0. **Motion is approved denied unanimously.**

The Planning Commission refers this matter to Kershaw Town Council for final decision.

11) 6724 Wylie Circle Dr: TM 0155-00-067.02 (1.86 ac.)
Ronald W. & Vicki L. Damrell

Summary of Commission concerns: None

Comment from applicant(s): None signed in

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

Chairman Deese closed public hearing and called for a motion on item Annexation
6724 Wylie Circle Drive Kershaw

Motion to approve by Shelly Richards; 2nd by Jason Cavalier.

Discussion: None

Called vote: 7:0. **Motion is approved unanimously.**

The Planning Commission refers this matter to Kershaw Town Council for final decision.

12) East 1st St and N Hampton St: TM 0156A-0E-001.03 (1.8 ac)
Archer Daniels Midland Company aka ADM

Summary of Commission concerns: None

Comment from applicant(s): None signed in

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

Chairman Deese closed public hearing and called for a motion on item Annexation
TM 0156A-0E-001.03 Kershaw

Motion to approve by Shelly Richards; 2nd by Yokima Cureton .

Discussion: None

Called vote: 7:0. **Motion is approved denied unanimously.**

The Planning Commission refers this matter to Kershaw Town Council for final decision.

13) East 1st St and N Hampton St: TM 0156H-0L-025.0 (0.13 ac)

Archer Daniels Midland Company aka ADM

Summary of Commission concerns: None

Comment from applicant(s): None signed in

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

Chairman Deese closed public hearing and called for a motion on item Annexation
TM 0156H-0L-025.0 Kershaw

Motion to approve by Shelly Richards; 2nd by Yokima Cureton.

Discussion: None

Called vote: 7:0. **Motion is approved unanimously.**

The Planning Commission refers this matter to Kershaw Town Council for final decision.

14) The 100 block of East 1st St: TM 0156H-0L-024.00 (0.47 ac)

Archer Daniels Midland Company aka ADM

Summary of Commission concerns: None

Comment from applicant(s): None signed in

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

Chairman Deese closed public hearing and called for a motion on item Annexation
TM 0156H-0L-024.00 Kershaw

Motion to approve by Yokima Cureton; 2nd by Shelly Richards .

Discussion: None

Called vote: 7:0. **Motion is approved unanimously.**

The Planning Commission refers this matter to Kershaw Town Council for final decision.

15) Intersection of N. Hampton St and Baptist Ln: TM 0156H-0L-028.01 (4.9 ac)
Archer Daniels Midland Company

Summary of Commission concerns: None

Comment from applicant(s): None signed in

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

Chairman Deese closed public hearing and called for a motion on item Annexation
TM 0156H-0L-028.01 Kershaw

Motion to approve by Jason Cavalier; 2nd by Judianna Tinklenberg.

Discussion: None

Called vote: 7:0. **Motion is approved unanimously.**

The Planning Commission refers this matter to Kershaw Town Council for final decision.

6. NEW BUSINESS

a. 2025 Proposed Calendar

Commissioners agreed that Workshop meetings of January 2 and July 3 would be suspended.

Discussion of the 2025 calendar- we will be cancelling January 2nd and July 3rd's workshops. Jason Cavalier asked if there should be something of importance come up, could we then schedule a meeting about it? Yes

b. Overview of Next Month's Agenda

Tonight's continuance and 4 rezonings

c. Other

Chairman Deese reminded everyone to keep an eye on the calendar and try to make every meeting. He also asked that the planners try and keep annexations and road names down to 5 or less.

Judianna Tinklenberg asked if they could add time to the workshop for UDO²~~s~~ and looking at the chapters. She would love to have another collective meeting.

Chairman Deese reminded Judianna Tinklenberg that there were enough items at the workshop already to add to it.

Judianna Tinklenberg added that she would love to brainstorm on the UDO²~~s~~ with everyone and that it is very important to have this conversation.

Chairman Deese let everyone know that in the next couple of weeks he will be contacting staff in the next couple of weeks to discuss the text amendments.

Judianna Tinklenberg added that since we had meetings in the past that we should have a running list of the text amendments, but there defiantly needs to be more brainstorming.

Yokima Cureton added that there needs to be talks on affordable housing.

Judianna Tinklenberg agrees that we need to look over the UDO's and wants there to be a collaborative discussion on this. Time should be allotted. We need to talk about it.

Allen Patterson added that it needs to be around a table than outwardly reading them. It would also be helpful to have an expert with us before we get with counsel. Since we have several homeowners always asking us what happened with Barberville? Barberville had no access to Hwy 160 they had to work with the neighborhood. How did SCDOT change it? Will it come back on us? Is there a way to contact the citizens to let them know it is happening? Did the applicant or the landowner meet with SCDOT?

Chairman Deese just wanted to add he has left trees up in his yard at the bequest of the neighbors.

Alan Paterson wanted to add that no one wants to stop development but everyone wants to know what exactly what's going to be put there.

7. **ADJOURN**

Motion to adjourn by Alan Patterson; 2nd by Yokima Cureton. Motion approved by unanimous consent. Meeting adjourned at **8:21p.m.**

8/20/2024 ATTACHMENTS:

A. Sign- In Sheets for Public Hearing Items

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, August 20, 2024

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.

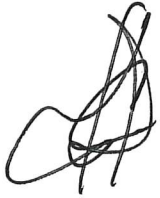
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✓ 1.	Ann Gubel
✓ 2.	Geoff Larson
✓ 3.	Jeanine Clifton
4.	

SIGN IN ONLY IF YOU WISH TO SPEAK

Lancaster County

South Carolina



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5a: RZ-2024-1388 Mobley, Munkens & Clontz/Hwy 9 Bypass

Application by Robert Mobley, Phyllis & Kenneth Munkens, and Nancy Clontz to rezone two parcels totaling 36.14 acres located on the northeast side of Highway 9 Bypass near the intersection of Kershaw-Camden Highway (TN#s 0081-00-046.00 & 0081-00-047.00) from Light Industrial (LI) to Low Density Residential (LDR) District, in order to market for residential development.

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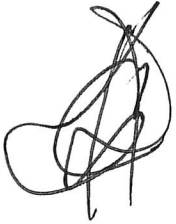
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Item 5b: TA-2024-1451 Small Animals

Application by Jeffrey Monnig for a Text Amendment modifying UDO Sec. 5.1.1 Permitted with Review, 5.10.4 Backyard Pens & Coops and 2.5.3 Use Table regarding the keeping of small animals on residential lots.

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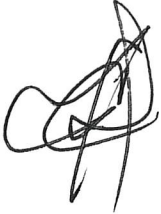
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1.	Jeffrey Monnig (APPLICANT)
2.	
3.	
4.	

SIGN IN ONLY IF YOU WISH TO SPEAK

Lancaster County

South Carolina



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5c: RNC-2024-1553 Hurricane Lane

Application by Scott Parkman to change the name of a private road off West Doc Garris Road at TM0101-00-044.01 from Baud Lane to Hurricane Lane, pursuant to UDO sec 6.11.5.

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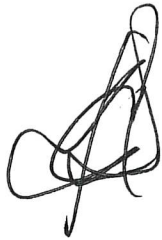
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Lancaster County



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5d: TA-2024-1505 Kershaw: Illuminated Signs

TA-2024-1505 Application by Town of Kershaw for a Text Amendment to Kershaw UDO section 10.12 (4) Illuminated Signs.

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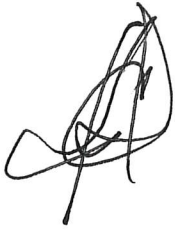
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PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5e: Kershaw Annexations (15)

Group of Kershaw Annexations to remediate approval process

TM#s 0155-00-067.02, 0155M-0A-002.00, 0155M-0A-001.00, 0155M-0A-015.00, 0155M-0A-016.00, 0156G-0A-015.00, 0156G-0A-014.00, 0156G-0A-009.00, 0156O-00-001.00, 0156O-0N-001.00, 0155M-0A-018.00

Also 4 ADM properties: TM#s 0156A-0E-001.03, 0156H-0L-025.00, 0156H-0L-024.00, 0156H-0L-028.01

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, August 20, 2024

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.
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3.

B. Proposed 2025 Calendar Dates

2025 Calendar dates for Planning Commission

Planning Commission Workshop:

1st Thursday of each month

Thursday 1/02/2025

Thursday 2/06/2025

Thursday 3/06/2025

Thursday 4/03/2025

Thursday 5/01/2025

Thursday 6/05/2025

Thursday 7/03/2025* before 7/4

Thursday 8/07/2025

Thursday 9/04/2025

Thursday 10/02/2025

Thursday 11/06/2025

Thursday 12/04/2024

Cancel *Th 1/9? 1/9 is before publication of agenda (1/14)*

Cancel

6/20 or 7/10? 7/10 is after publication of Agenda (7/8) in 2024 we had no workshop in July

Planning Commission:

3rd Tuesday of each month

Tuesday 1/21/2025

Tuesday 2/18/2025

Tuesday 3/18/2025

Tuesday 4/15/2025

Tuesday 5/20/2025

Tuesday 6/17/2025

Tuesday 7/15/2025

Tuesday 8/19/2025

Tuesday 9/16/2025

Tuesday 10/21/2025

Tuesday 11/18/2025

Tuesday 12/16/2025

Agenda Item for Discussion:	SD-2023-1869 Barberville Commercial
Meeting Date:	August 20, 2024 06:00 PM
Full Name	First Name: Geoff Last Name: Larson
Phone Number	9164252279
Email	geoff.larson@gmail.com
Address:	2010 Oliver Terrace Indian Land, SC 29707
Citizen Comment - Regarding Agenda Item:	Subject: Add to Minutes - My Public Comments Given at the 8/20/24 Planning Commission Meeting. I delivered public comments at the 8/20/24 Planning Commission meeting, but the microphones were not turned on and my comments are therefore not recorded in the video of the meeting. As a result, I ask that a brief summary of them be included in the ratified minutes for the meeting for the public record. These comments regard agenda item SD-2023-1869 Barberville Commercial, but were during the general comment portion of the meeting due to last minute removal of the item from the agenda. SD-2023-1869 Barberville Commercial was previously brought to the Planning Commission as a single Major Subdivision project, but withdrawn with intent to resubmit as multiple Minor Subdivision projects in the future. However, neither parcel in the proposed project is eligible for the Minor Subdivision process according to existing Lancaster County UDO regulations. UDO §9.2.10A.1. only allows Minor Subdivision if it “do[es] not result in an increase in the number of lots/parcels included in a subdivision previously approved by Lancaster County”. Both tracts (Parcel IDs 0006-00-058.00 and 0006-00-057.00): • were previously part of a larger tract, which was divided into 2 or more lots; • were divided for the purpose of immediate sale and/or future development; and • Certification and recording of subdivision deeds and plats, subsequent assignation of Parcel ID based on them, and legal adoption by the Lancaster County Assessor’s Office for taxes established a de jure approval by Lancaster County decades ago. Therefore, commercial development of either or both tracts must follow the Major Subdivision process because “any division of land which does not meet all of the ... criteria shall be required to use the Major Subdivision process...” (UDO §9.2.10A.1.).

From: [Ann Marie Gebel](#)
To: [Jeannine Clifton](#); [G L](#); [Allison Hardin](#); [Sherrie Simpson](#); [Jennifer Bryan](#)
Subject: Re: August Planning Commission Meeting
Date: Tuesday, September 17, 2024 9:25:30 AM
Attachments: [LCLogo_c716c29e-f766-46c0-a18c-7d20f2fc6ebd.png](#)



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

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

Hello,

Thank you for your inquiry and my neighbor forwarded the request onto me. I thought I had sent a rough transcript of my speech earlier, but have attached another copy here for you to add into the minutes:

I spoke how concerned I felt about the transparency or lack of it to us residents and tax payers. Not making any accusations, but it definitely feels from my point of view that the planning department is more concerned with appeasing and communicating with developers than residents/tax payers. Ethically, it leaves a bad taste in my mouth. I'm supposed to have trust in the county and the planning department to have our best interests at heart and frankly after going through this ordeal, I don't have that trust. We, the residents, are living with the ramifications of rubber stamping approvals to developers and frankly it's not great. My issue is consistently finding out information and changes at the last minute. With this application being pulled, no one let us know of the changes and there was plenty of time to do so since the planning department knew about it, and yet nothing was mailed out to affected residents. Transparency works both ways for the developers, county, and residents. We are spending our time researching items to see how our lives are going to change by new development and wasting our time it appears when things get pulled or changed at the last minute. Again, we are not against new development, we just want smart development. This plan is not it.

Please let me know if you need anything further.

Ann Gebel

On Mon, Sep 16, 2024 at 6:38 PM Jeannine Clifton <jmrclifton@gmail.com> wrote:

Sent from my iPhone

Begin forwarded message:

From: "April M. Williams" <amwilliams@lancastercountysc.gov>
Date: September 16, 2024 at 1:50:11 PM EDT
To: geoff.larson@gmail.com, JMRCLIFTON@gmail.com
Cc: Allison Hardin <ahardin@lancastercountysc.gov>, Sherrie Simpson <ssimpson@lancastercountysc.gov>, Jennifer Bryan <jbryan@lancastercountysc.gov>
Subject: RE: August Planning Commission Meeting

My apologies. I have Ms. Clifton's contact. It is Ms. Gebel's information that I am lacking.

April



April Williams, *Planning Director*
Planning

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

P:(803) 285-6005
amwilliams@lancastercountysc.gov

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NOTICE: All email correspondence to and from this address may be subject to public disclosure under the SC Freedom of Information Act.

From: April M. Williams
Sent: Monday, September 16, 2024 1:46 PM
To: geoff.larson@gmail.com; jmrclifton@gmail.com
Cc: Allison Hardin <ahardin@lancastercountysc.gov>; Sherrie Simpson

<ssimpson@lanastercountysc.gov>; Jennifer Bryan <jbryan@lanastercountysc.gov>

Subject: August Planning Commission Meeting

Good afternoon,

In Lancaster County we are always striving to give the best possible service to our citizens. We received the complaints that our audio for the August Planning Commission Meeting wasn't working. We looked at the meeting and the sound started at 1 minute and 56 seconds. However, after further examination, we have learned that the microphone at the podium (where the public speaks) was not active during the meeting. Therefore, the public comments were not audible. Mr. Lawson sent in an electronic, written copy of his comments and I would invite everyone who spoke to do the same. We will add those written comments as a part of the record of that meeting.

Unfortunately, I do not have contact information for Ms. Clifton. If either of you are able to send me her information or forward this email to her, I would be grateful.

To prevent something like this from happening again, I will be in contact with our media department to schedule a more intensive training for our staff on operating the AV equipment. This is never intentional and we will take every step necessary to prevent another occurrence such as this.

Please do not hesitate to reach out should you have any questions.

Thank you for your time and understanding.