



MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION

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

MINUTES
Lancaster County Planning Commission
August 17, 2021 6:00 p.m.

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

Commissioners Present:

Tamecca Neely James Barnett Alan Patterson
Sheila Hinson Charles Keith Deese Clerk: Jennifer Bryan

Absent: Ben Levine

No appointment has yet been made to fill District 5 seat.

Staff Present:

Rox Burhans Katie See Robert Tefft

Also Present: Billy Mosteller, County Council member
Jamie Gilbert, Executive Director, LC Economic Development

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.

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

2. APPROVE AGENDA

Chairman Deese called for a motion to approve the Agenda.

Motion to Approve by J. Barnett; 2nd by S. Hinson.

Called vote: 5-0. **Motion approved unanimously.**

3. CITIZENS' COMMENTS [see Sign-In sheet attached]

Chairman Deese opened the floor to comments from the public. None signed in for comment.

4. APPROVE MINUTES

a. July 20, 2021 Regular Minutes

Chairman Deese called for a motion to approve July 20, 2021 Workshop Minutes as written. Motion to Approve by J. Barnett; 2nd by T. Neely.

Called vote: 4-0, S. Hinson abstaining. **Motion approved.**

b. August 5, 2021 Workshop Meeting

Chairman Deese called for a motion to approve August 5, 2021 Workshop Minutes as written. Motion to Approve by A. Patterson; 2nd by J. Barnett.

Called vote: 5-0. **Motion approved unanimously.**

5. PUBLIC ITEMS

a. SD-2020-2650 Redwood

Major Preliminary Plat consisting of 155 dwelling units (apartments) generally located at 10962 Harrisburg Road (TM #s 0003-00-040.07, 0003-00-040.14, 0003-00-040.01). The project is approximately 37.45 acres in size and is zoned Professional Business (PB) District.

Staff Presentation: Robert Tefft, Senior Planner, presented the application consistent with the staff report. Staff Recommendation: Approval, with condition that outstanding TRC/Evolve comments are addressed.

Questions to staff: none.

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

1. Email comment dated 8/16/2021 from **Bart & Beth Conner**, residents of Indian Land. (Against.) (See attachment, copy of Conner email)
2. **Elizabeth Howey**, resident. She and her husband are developers of Arbor Place and own property near proposed development. They are against the proposed development, due to concerns about traffic, inadequate entrance/exit, no connection to Barberville Road, and insufficient buffer between apartments and expensive single-family homes nearby.

Chairman Deese closed Public hearing.

Comment from applicant(s): **Daniel Hines**, Civil Engineer. Thanks the Commissioners and offers to answer questions.

Questions from Commissioners: none.

Chairman Deese and called for a motion on item **SD-2020-2650**. Initial motion by J. Barnett; Attorney Dubose asked for clarification as to whether the motion was meant to include conditions as stated by staff.

Amended motion to approve with stated conditions (see above) by J. Barnett; 2nd by T. Neely.

Item 5a: SD-2020-2650 continued:

Discussion: No comments or questions offered.

Called vote: 5-0. **Motion is unanimously approved.**

This item does not require a vote by County Council.

b. RZ-2021-0664 The Exchange

Application by Crosland Southeast to rezone approximately 130 acres generally located at 8918 Charlotte Highway (a portion of TM# 0010-00-029.00) from Light Industrial (LI) District to Mixed Use (MX) District. Presented conjointly with 5 c: Master Development Plan and 5d: Development Agreement.

Staff Presentation: Robert Tefft, Senior Planner, presented the application consistent with the staff report. A 28-acre segment of the property would remain zoned Light Industrial, adjacent to a neighboring LI parcel. Copies of 6 pages of elevation drawings/illustrations not included in the original agenda packet were provided to Commissioners (see attachment.) Staff Recommendation: Approval.

Questions to staff:

Commissioner Patterson expressed concern regarding how this proposed development would impact traffic on Highway 521.

Tefft responded that SCDOT would be the agency that would address those issues and developer is working with DOT, traffic consultant, and County Engineering to resolve. Rox Burhans responded that a “Michigan left” was proposed as an alternative to another traffic signal on Highway 521.

Comment from applicant(s):

1. **Yates Dunaway** (Crosland Homes) stated that the County’s traffic analysis consultant and SCDOT were still in negotiation regarding traffic impact and possible fixes for perceived problems. Has been working with LC Economic Development on the attached LI segment as proposed Indian Land Tech Park. **Jamie Gilbert** (LC Economic Development, Executive Director) explained that the proposed plan design specifically addressed infrastructure issues that would facilitate development of the neighboring Light Industrial parcel, which has been problematic due to constraints of wetlands and heelsplitter overlay.

Questions from Commissioners:

Chairman Deese asked about connectivity index. Tefft responded that the connectivity is 1.28, just shy of the desired 1.3 target, but if some functional aspects of street design are considered, the connectivity is 1.33. Taking into consideration the environmental constraints of the site, this was deemed satisfactory.

J. Barnett thanked the applicant and Mr. Gilbert for their work on the plan, and praised the intent to bring diversified industry to the County. The infrastructure access to the neighboring parcel alleviates his concern about the loss of LI acreage.

Mr. Gilbert noted that Crosland had demonstrated its responsiveness to the County’s concerns by purchasing the segment set aside for LI, which had not been part of the

Item 5b: RZ-2021-0664 continued

original plan. LC Economic Development also has plans to bring more proposals for rezoning parcels to LI, which will offset any loss of LI acreage under this project.

Commissioner Patterson referred to past problems with proximity of residential areas to the concrete plant; concerned that the proximity of Light Industrial to residential zones might be a problem. Chairman Deese responded that the residential areas in this instance were there first. Mr. Tefft responded that restrictions on industrial uses were being incorporated into the development agreement, to address that specific concern.

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

Chairman Deese closed Public hearing and called for a motion on item **RZ-2021-0664**. Discussion between Mr. Barnett, Attorney DuBose, and Mr. Tefft determined that the condition stated by staff is applicable to the conjoined MX and DA items, not the rezoning item.

Motion to approve by J. Barnett; 2nd by S. Hinson.

Discussion: None offered.

Called vote: Patterson: Against Neely: Against
Barnett: For Hinson: Against
Deese: Against

Result: 1-4: **Motion is denied.**

Chairman Deese stated the item will go to County Council for consideration, and applicants will be notified of time and date.

Chairman Deese asked Attorney DuBose whether a vote on the two remaining conjoined items was moot. Attorney DuBose stated that in the interests of providing full information to Council, a vote on the conjoined items should be held.

c. MX-2021-0664 The Exchange

Application by Crosland Southeast to approve a Master Development Plan and Preliminary Plat for a proposed 720-unit residential (townhome/multifamily apartment) and 70,000 square foot nonresidential development, generally located at 8918 Charlotte Highway (a portion of TM# 0010-00-029.00). Presented jointly with 5 b: Rezoning and 5d: Development Agreement.

Staff Presentation: Robert Tefft, Senior Planner, presented the application consistent with the staff report. Staff Recommendation: Approval with condition that final design of community spaces is consistent with staff recommendations.

Questions to staff: None.

Comment from applicant(s): **Yates Dunaway** (Crosland): Applicants have been fully responsive to all of concerns raised by staff, and would like more feedback to understand the Commission's decision.

Item 5c: MX-2021-0664 continued

Comments from Commissioners:

Chairman Deese stated that the Commission's decision is a recommendation to Council, and the final decision rests with that body.

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

Chairman Deese closed Public hearing and called for a motion on item **MX-2021-0664**. No motion offered. **Item denied by failure to generate a motion.**

Chairman Deese stated the item will go to County Council for consideration, and applicants will be notified of time and date.

d. DA-2021-0664 The Exchange

Application by Crosland Southeast to approve a Development Agreement with Lancaster County in accordance with Unified Development Ordinance Section 9.2.18 for a proposed 720-unit residential (5.5 dwelling units per acre) townhome/multifamily apartment and 70,000 square foot nonresidential development located on approximately 130 acres of land generally located at 8918 Charlotte Highway (a portion of TM# 0010-00-029.00). Presented conjointly with 5 b: Rezoning and 5c: MX Master Plan.

Staff Presentation: Robert Tefft, Senior Planner, presented the application consistent with the staff report. Staff Recommendation: Approval.

Questions to staff: none.

Comment from applicant(s): no additional.

Questions from Commissioners: none.

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

Chairman Deese closed Public hearing and called for a motion on item **DA-2021-0664**. Motion to approve by T. Neely; 2nd by S. Hinson.

Discussion:

T. Neely stated that her primary concern was traffic impact; the County's infrastructure has not kept pace with development and until traffic issues can be addressed, she cannot support another proposal with such large numbers of new residents.

Rox Burhans stated that in the interests of providing both the applicant and Planning Staff a basis for discussions with County Council, comment from the Commissioners about their concerns would be helpful.

C. Deese affirmed that traffic congestion in the area of the proposed development was a concern to him as well; and the need to reserve districts for non-residential development.

A. Patterson reiterated his concern regarding traffic impact, and stated that he would have preferred to see more definite solutions regarding traffic in the plan, recommends defining those plans before going to Council.

Item 5d: DA-2021-0664 continued

Called vote: Patterson: Against Neely: Against
 Barnett: For Hinson: Against
 Deese: Against
Result: 1-4: **Motion is denied.**

Chairman Deese stated the item will go to County Council for consideration, and applicants will be notified of time and date.

e. RZ-2021-1666 Mark Bridges

Proposed rezoning from GB to MDR (TM# 0109-00-086.00). Property is approximately 0.46 acres in size.

Staff Presentation: Katie See, Senior Planner, presented the application consistent with the staff report. Staff Recommendations: Approval.

Questions to staff: none.

Comment from applicant(s): not present.

Questions from Commissioners: none.

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

Chairman Deese closed Public hearing and called for a motion on item **RZ-2021-1666.** Motion to approve by S. Hinson; 2nd by A. Patterson.

Discussion: None offered.

Called vote: 5-0. **Motion is unanimously approved.**

Chairman Deese stated the item will go to County Council for consideration, and applicants will be notified of time and date.

6. NEW BUSINESS

a. Overview of Next Month's Agenda(s) (Rox Burhans)

Workshop: consultants White & Smith will present phase I assessment of current UDO. Staff will provide documents to Commissioners well in advance, as soon as they are made available.

Regular Meeting: 4 rezoning applications; one is a cluster subdivision project (Asbury Lane) accompanied by a Development Agreement.

b. Other:

Senior Planner Katie See has accepted an offer in West Virginia and will be leaving the Lancaster Planning Department.

7. ADJOURN

Motion to adjourn by J. Barnett; 2nd by S. Hinson. Motion was unanimously approved. Meeting adjourned at 7:02 pm.



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 3: CITIZENS' COMMENTS: GENERAL

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, August 17, 2021 at 6:00 PM

Citizens are allowed 3 minutes per person to speak. Everyone speaking before Council will be required to do so in a civil manner. Council will not tolerate personal attacks on individual Council Members, County Staff or any person or group. Racial slurs will not be permitted. Council's number one priority is to conduct business for the citizens of this county.

PLEASE PRINT

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PLANNING COMMISSION Public Hearing Sign-In Sheet

Item 5a: SD-2020-2650 Redwood

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, August 17, 2021 at 6:00 PM

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PLEASE PRINT

1.	Email from Bart & Beth Conner 8/16/2021 Against proposed development.
2.	Elizabeth Howey Against proposed development
3.	
4.	
5.	



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5b: RZ-2021-0664 The Exchange (Rezoning)

Item 5c: MX-2021-0664 The Exchange (MX Master Plan)

Item 5d: DA-2021-0664 The Exchange (Development Agreement)

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, August 17, 2021 at 6:00 PM

Citizens are allowed 3 minutes per person to speak. Everyone speaking before Council will be required to do so in a civil manner. Council will not tolerate personal attacks on individual Council Members, County Staff or any person or group. Racial slurs will not be permitted. Council's number one priority is to conduct business for the citizens of this county.

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PLANNING COMMISSION Public Hearing Sign-In Sheet

Item 5e: RZ-2021-1666 Mark Bridges

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, August 17, 2021 at 6:00 PM

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From: [Sherrie Simpson](#)
To: [Rox Burhans](#); [Katie See](#); [Robert Tefft](#); [Ashley Davis](#); [Jennifer Bryan](#)
Subject: FW: [EXTERNAL] Proposed Subdivision 10962 Harrisburg Road - Redwood Subdivision
Date: Tuesday, August 17, 2021 9:25:59 AM
Attachments: [LCLogo 62b25c5c-bf0a-40de-bbf8-a6a94abd7fa611.png](#)

Good morning:

Please see the comment below that needs to be acknowledged tonight at the Planning Commission meeting.

Thanks,
Sherrie



Sherrie Simpson, *Clerk to Council*
County Council

Lancaster County Government
PO Box 1809
101 N Main St
Lancaster, SC 29720

P: (803) 416-9307 F: (877) 241-5430
SSimpson@lancastersc.net

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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: beth conner <elizabethgconner@gmail.com>
Sent: Monday, August 16, 2021 10:55 PM
To: Sherrie Simpson <SSimpson@lancastersc.net>; Brian Carnes <briancarnes@lancastersc.net>; Terry Graham <TGraham@lancastersc.net>; Billy Mosteller <BMosteller@lancastersc.net>
Subject: [EXTERNAL] Proposed Subdivision 10962 Harrisburg Road - Redwood Subdivision

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

Dear Board Members

I am not able to attend the meeting but ask that my voice be heard on the development proposed on the corner of Harrisburg and Barberville Road. The apartments are projected to go beside of my residential home.

While there are many factors as to why this should not be approved such as traffic, accidents, and

wildlife. The number one reason is the infrastructure. Indian Land is not prepared or ready for the growth that you have already approved.

I encourage you to read the Indian Land, SC Facebook page from Monday August 16th and the parents that did not have their children arrive on the school bus until 6:28pm and the bus had to go back to the school to pick up more children that were still waiting to go home. The parents that had been waiting over 90 minutes to pick up their children from school but could not get there due to traffic, students that were being forced to stand in the rain to wait on those parents, I encourage you to view the accidents that occur on Harrisburg and Barberville Road. Look at the roads and how they are structured - Harrisburg Road is no longer the "backroad alternative" to Lancaster Highway, Barberville is no longer the "backroad" from FM to Charlotte. These "backroads" are no longer backroads they are highly traveled roads. I encourage you to read the comments of these parents - these people may or may not live near the proposed development on Harrisburg and Barberville Road but their voices need to be heard because their children are suffering due to decisions that you are making for their community. In this Facebook group it shows where IL Elementary hired an outside traffic management firm to conduct the best route for traffic. This proves that Indian Land is not equipped to handle the growth that you are approving.

I understand this developer is stating that these homes will not be marketed to families. I do not see that this is a 55 and older community therefore if they deny families with children this is discrimination.

I would assume that prior to approval you have done a study of the number of cars that travel Harrisburg Road. With over 200 homes entering Harrisburg Road that is already well traveled is going to cause more accidents. Access has to also be on Barberville Road for this community. One roadway is not enough to handle the apartments that are proposed. This does not take into account the new subdivision that is under way just a mile down the road with over 200+ homes.

If you choose to continue to overpopulate the area at a high growth I ask that you please keep a 200 foot wooded buffer between the established homes that moved here for residential not apartment living. I also ask that another entrance be placed on Barberville Road.

I encourage board members that do not live in this area to truly educate yourself and listen to the voice of those that live here. The growth has to stop so infrastructure can catch up. Look at the growth from neighboring counties and how they have adjusted - good and bad to help. Just an idea between IL and FM. Just looking at the population compared to the growth of schools, road improvements there is huge difference but not large differences in numbers of population.

Indian Land according to Wikipedia June 2021 - population **28,866**

https://en.wikipedia.org/wiki/Indian_Land,_South_Carolina

Fort Mill Wikipedia July 2021 - population **22,284** -

https://en.wikipedia.org/wiki/Fort_Mill,_South_Carolina

In case you don't have Facebook some quotes from families in one day about the schools and traffic.

"my kids left Harrisburg Road at 8:10 today and were late to school at the high school, which started at 9:10"

HS son called saying they are est 1.5 to 2 hours to get him home

I called the school at precisely 3:00 and suggested nicely that they start dismissing students then to get traffic moving

I waited about an hour and a half as well. I live 10 minutes form the school.

Welcome to Indian Land lol. And it gets worse every year the more they keep building.

Yes it is, and it's only going to get worse. They're continuing to stack neighborhoods and apartment complexes right on top of each other and this area most certainly is not equipped to handle this many people so welcome to your new normal. They need to be more worried about expanding the roads, building more schools, and shops but they're obviously not.

If they approved all the houses and apts to be built, then should've had plans ready for all the traffic. smh

Stop building if you're not gonna put them tax dollars back to adjust the growth.

They let out at 2. We didn't pull into the driveway until 4:10

My wife just had to call 911. A major accident in front of her. This absolutely insane! I saw another accident this morning. This is not safe for anyone

No infrastructure and too many people here equals disaster!

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***Thank you,
Bart and Beth Conner***

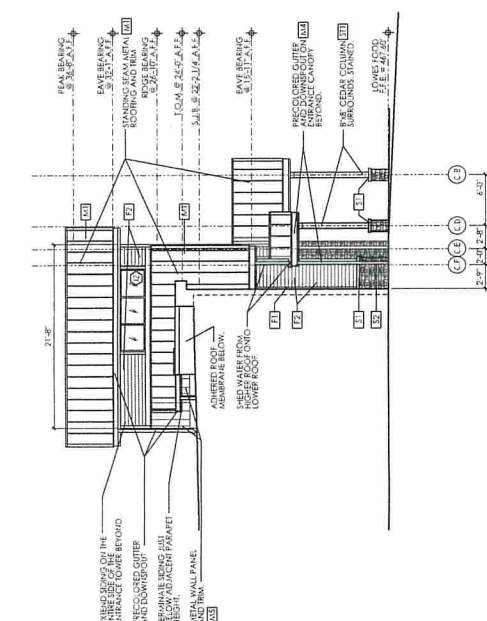


798 Trinity Road - Raleigh, North Carolina 27607 - P: 919.859.7003 - F: 919.859.7121 - info@bai-architects.com

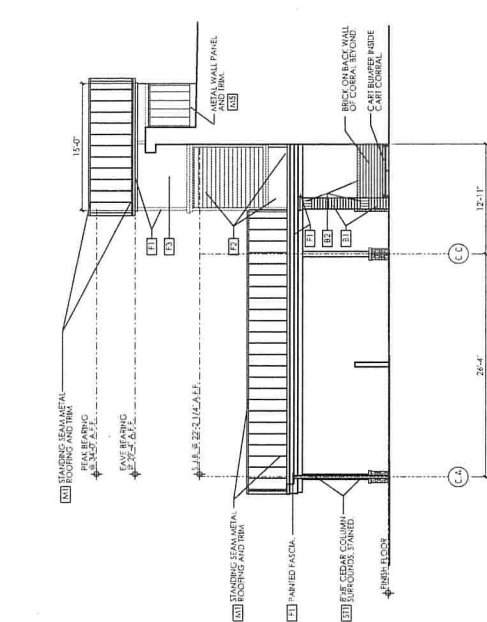
bai - ARCHITECTS

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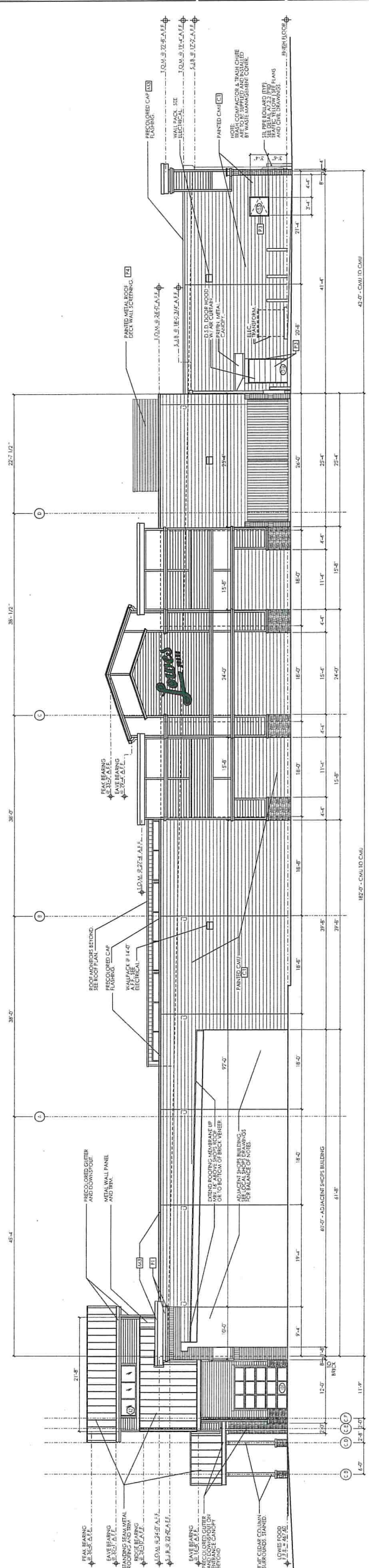
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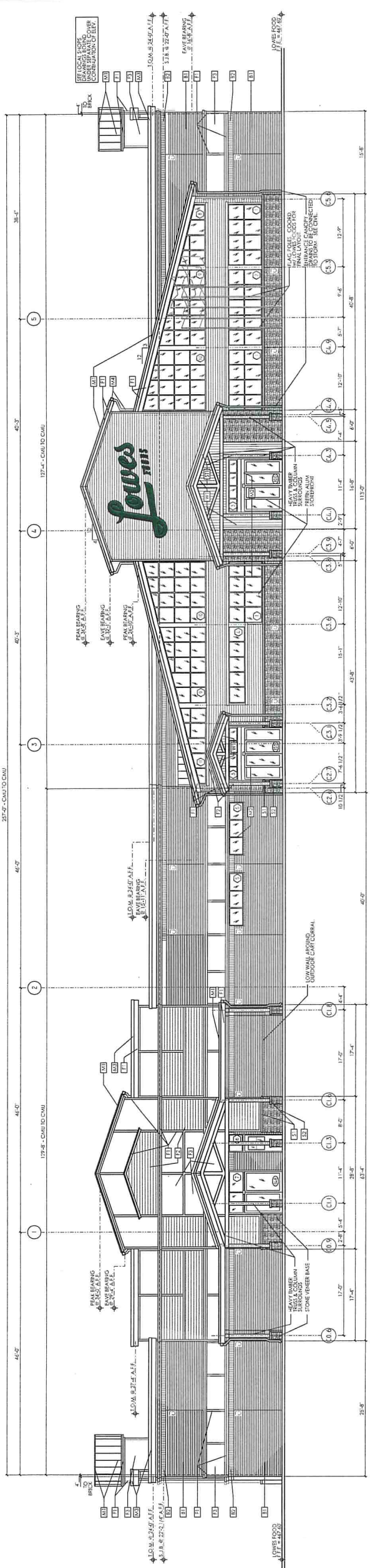
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SCALE: 1/8" = 1'-0"



AS.1 PARTIAL RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



AS.1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



AS.1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

EXCHANGE
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INDIAN
LAND
CHARLOTTE HIGHWAY



NOT RELEASED FOR CONSTRUCTION

A5.1

[illegible]



Left Elevation

24' - 6 UNIT TOWNHOUSE
LEFT ELEVATION
SCALE: 1/8" = 1'-0"

Front Elevation

24' - 6 UNIT TOWNHOUSE
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

Rear Elevation

24' - 6 UNIT TOWNHOUSE
REAR ELEVATION
SCALE: 1/8" = 1'-0"

Right Elevation

24' - 6 UNIT TOWNHOUSE
RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

24' - 6 UNIT TOWNHOUSE

24'-6

PROJECT: 24' - 6 UNIT TOWNHOUSE

DATE: 11/24/2020

DESIGNED BY: KSE

CHECKED BY: TAYLOR MORRISON

ENGINEER: KSE ENGINEERING

SCALE: 1/8" = 1'-0"

NOTED: 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

ELEVATION A

ELEVATION A
SCALE: 1/8" = 1'-0"

ELEVATION B

ELEVATION B
SCALE: 1/8" = 1'-0"

ELEVATION C

ELEVATION C
SCALE: 1/8" = 1'-0"

ELEVATION D

ELEVATION D
SCALE: 1/8" = 1'-0"

INDIAN TRAIL ELEVATIONS

INDIAN TRAIL ELEVATIONS

TAYLOR MORRISON - CHARLOTTE

November 24, 2020

ELEVATION A

ELEVATION A
SCALE: 1/8" = 1'-0"

ELEVATION B

ELEVATION B
SCALE: 1/8" = 1'-0"

ELEVATION C

ELEVATION C
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ELEVATION D
SCALE: 1/8" = 1'-0"

INDIAN TRAIL ELEVATIONS

INDIAN TRAIL ELEVATIONS

TAYLOR MORRISON - CHARLOTTE

November 24, 2020

ELEVATION A

ELEVATION A
SCALE: 1/8" = 1'-0"

ELEVATION B

ELEVATION B
SCALE: 1/8" = 1'-0"

ELEVATION C

ELEVATION C
SCALE: 1/8" = 1'-0"

INDIAN TRAIL ELEVATIONS

INDIAN TRAIL ELEVATIONS

TAYLOR MORRISON - CHARLOTTE

November 24, 2020

1/8" = 1'-0"

PRELIMINARY
FOR REVIEW ONLY

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PROJECT: 24' - 6 UNIT TOWNHOUSE

DATE: 11/24/2020

NOT FOR
CONSTRUCTION
THE EXCHANGE
AT INDIAN LAND

CROSLAND SOUTHEAST (C4
INVESTMENTS, LLC)
8918 CHARLOTTE HIGHWAY INDIAN
LAND, SC
PROJECT ADDRESS

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