



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
August 15, 2023 6:00 p.m.

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

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

Commissioners Present:

Yokima Cureton	Ben Levine	James Barnett
Sheila Hinson	Charles Keith Deese	Alan Patterson
Judianna Tinklenberg		

Staff Present:

Allison Hardin, Development Services Dir.	Clerk: Jennifer Bryan
Matthew Blaszyk, Planner	

Council Member Billy Mosteller

BZA Chair Frances Liu

BZA Member Keye Jones

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 James Barnett; 2nd by Sheila Hinson.

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

3. CITIZEN'S COMMENTS [see Sign-In sheet attached] None signed in.

Chairman Deese closed the floor to comments from the public.

4. APPROVE MINUTES

a. July 18, 2023 Regular Minutes

Chairman Deese called for a motion to approve July 18, 2023 Regular Minutes as written. Judianna Tinklenberg was absent from the meeting of 7/18/2023.

Motion to Approve by Ben Levine; 2nd by James Barnett.

Called vote: 6:0. Commissioner Tinklenberg abstained. **Motion approved.**

b. August 3, 2023 Workshop Minutes

Chairman Deese called for a motion to approve August 3, 2023 Workshop Minutes as written. Ben Levine was absent from the meeting of 8/2/2023.

Motion to Approve by James Barnett; 2nd by Yokima Cureton.

Called vote: 6:0. Commissioner Levine abstained. **Motion approved.**

5. PUBLIC ITEMS

a. RZ-2023-1197 Strunk

Application by Charles Strunk to rezone approximately 6.6 acres at 2458 Mineral Mining Road, Kershaw (TM #0098-00-037.01) from Light Industrial (LI) to Agricultural Residential (AR) District, in order to create conformity for existing residential use.

Staff Presentation: Matthew Blaszyk, Planner. Staff Recommendations: None.

Chairman Deese asked if the house is currently occupied; Blaszyk confirmed that it is.

Comment from applicant(s):

Charles Strunk (owner and resident): The home was built in 2002. It and adjacent parcels have been residential for decades. AR district across street; the rezoning will be consistent with existing use.

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

Chairman Deese closed Public hearing and called for a motion on item RZ-2023-1197

Motion to approve by Sheila Hinson; 2nd by Ben Levine .

Discussion:

Alan Patterson asked if the non-conforming use can continue without rezoning; **Hardin** and **Blaszyk** confirm that it can, but that the requested accessory structure cannot be built as that would be an expansion of non-conforming use.

Alan Patterson states that he understands the intent, but the Commission has to look forward, not back, and he does not support rezoning in contradiction to the Future Land Use designation.

Sheila Hinson states that rural areas have different needs than suburban areas like Indian Land.

Chairman Deese states that with regard to the nearby mineral mine, the mine is closed and will not reopen, so that industrial use is not a concern.

MOTION TO AMEND ORIGINAL MOTION by Ben Levine; 2nd by James Barnett: to include recommendation for parallel amendment to Comprehensive Plan/Future Land Use (boundary of Special Industrial District).

Vote on Amendment: 5:2. J. Tinklenberg and A. Patterson opposing. **Amendment is Approved.**

Called vote on Motion as Amended: 5:2. J. Tinklenberg and A. Patterson opposing **Motion is approved as amended.**

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

b. UDO-TA-2023-1163 Ch. 2 & Ch. 10: Auction House

Application by William Cox for a text amendment adding Auction House as a defined Use.

Staff Presentation: Allison Hardin, Development Services Director

Staff Recommendations: None.

Comments/Questions to staff:

Ben Levine: In the Panhandle, the relevant zoned districts are all in the Highway Corridor Overlay. Would HCO requirements still apply? **Hardin** confirmed that HCO would still apply.

Chairman Deese: Typically auctions are held in the afternoon or evening. Would noise impact adjacent residents?

Hardin: The County noise ordinance would apply.

Judianna Tinklenberg: Can the Commission make conditions on a motion?

Hardin: The Commission can make a recommendation that the proposed use be a Conditional Use or Special Exception process; or can recommend additional language in the definition specifying hours of operation.

Alan Patterson: What determines the sales area setback? **Hardin:** The base zoning district determines setback.

Comment from applicant(s):

William and Blanca Cox (Lancaster Residents): The Coxes have a currently vacant property where they would like to establish an Auction facility. Mr. Cox holds “Tailgate auctions” in North Carolina, with 6 to 7 sellers and 20 or more buyers on average. No outside storage is needed, as sellers remove unsold items after the sale.

Questions from Commissioners:

Ben Levine: Would you have any objection to a time restriction?

Mr. Cox responded that he would not, as he typically holds auctions between 10:00 AM and 1:00 PM.

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

William & Blanca Cox signed in to speak. Yield time with no further comments.

Chairman Deese closed Public hearing and called for a motion on item UDO-TA-2023-1163.

Motion to approve by Alan Patterson; 2nd by Sheila Hinson.

Discussion:

MOTION TO AMEND ORIGINAL MOTION by Ben Levine, 2nd by Judianna Tinklenberg:

1. Recommend designating Auction as Conditional Use;
2. Adding restriction on operating hours between 8:00 AM and 6:00 PM.

Alan Patterson: Because this will impact such a large number of parcels throughout the County, he does not support.

Yokima Cureton: concurs that she is concerned about the widespread impact of this change.

Sheila Hinson: disagrees, as she feels this would be a beneficial addition to Uses.

VOTE ON AMENDMENT: 6:1. Alan Patterson opposing. **Motion to Amend is approved.**

Called vote on Motion as Amended: 6:1. Alan Patterson opposing. **Motion is approved as amended.**

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

c. UDO-TA-2023-1371 Ch. 5 Sec 3.3 Campgrounds/Cabins

Application by Adam Thomas for a text amendment adding standards for cabins to campground regulations.

Staff Presentation: Allison Hardin, Development Services Director

Staff Recommendations: None.

Comments/Questions to staff:

Ben Levine: Asks for clarification of the requirement between 400 sq. ft. and 900 sq. ft.

Hardin: That minimum/maximum is governed by building regulations for tiny homes (400 sq.ft. minimum) and transient housing (up to 900 sq.ft.) Over 900 sq. ft. is governed by hotel standards.

Comment from applicant(s):

Adam Thomas (Kendlewood Drive): His mission is to create a faith-based campground and activity center that ministers to youth groups. Neighbors have expressed concern over RVs and traffic; cabins would alleviate traffic. Cabins would be less expensive than the alternative RV “bunkhouses” and would reduce traffic.

Questions from Commissioners:

Sheila Hinson: What are the cabins pictured in the presentation? **Thomas** replied that the examples are from Crowder’s Ridge in Gastonia.

Alan Patterson: What is the maximum number of cabins which could be permitted on the site? **Hardin:** Fifteen (15) units per acre, less the open space requirements, would work out to 9 units per acre; the site is 20 acres.

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

1. **Keve Jones** (Lancaster resident): Mr. Jones is a member of the Board of Zoning Appeals. During the applicant’s recent hearing for a Special Exception to establish a campground, the subject of cabins was discussed because cabins were being advertised on the applicant’s promotional website. When questioned, the applicant demurred that the website information was merely a prospectus for donors. The website was not updated during the period between the original Special Exception hearing and the continuance to the following month. Mr. Thomas assured the BZA that he was aware cabins were not permitted under our ordinance, and his plan was to use “bunkhouses” created from modified RVs. The Special Exception was granted based on the site plan which utilized tent camping sites and RV sites for the mobile bunkhouses. Given that the application for a text amendment for cabins was made within days of the Special Exception approval, Mr. Jones believes that the Special Exception presentation was disingenuous at best.
2. **Frances Liu** (Lancaster Resident): Chair, Board of Zoning Appeals. [see attached text excerpt from BZA hearing June 6, 2023.] Ms. Liu quotes Mr. Thomas’ statements on cabins with regard to his site plan. The BZA’s decision was based on his statements and site plan. The Board would not have approved the Special Exception at that location with a site plan that included cabins.

Rebuttal by Applicant:

Adam Thomas: the quote is correct; if the text amendment is not approved, they will implement the plan presented to the Board of Zoning Appeals with regard to the RV bunkhouses. He would recommend a density lower than the projected 9 units per acre, closer to 4 units per acre. He has no desire or intention to put 180 cabins on the property. His intent is youth ministry, not a public campground.

Chairman Deese closed Public hearing and called for a motion on item UDO-TA-2023-1371.

Motion to Approve by Ben Levine; 2nd by James Barnett.

Discussion:

Ben Levine: There will undoubtedly be cabins allowed at some point in the future, but this proposal does not seem appropriate.

Alan Patterson: These text amendments are rewriting the UDO that we are already rewriting. I don't think this is what's best for the County.

Sheila Hinson: This is an unfortunate situation. I have fond memories of camping, and think cabins are a good idea, but I don't support this as it has been presented.

Called vote: 7:0. **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.

d. UDO-TA-2023 -0973 Sec 4.4.1 CSOD Standards

Chapter 4, Sec. 4.4 1 Cluster Subdivision Overlay Standards: Application by Planning Department on behalf of County Council to amend standards for Cluster Subdivision Overlay District, regarding lot size, front setbacks, usable open space, block length, CSOD lot size mix, and density calculation.

CONTINUED FROM 7/18/2023

Staff Presentation: Allison Hardin, Development Services Director

Comments/Questions from Commissioners:

Chairman Deese: A 50 foot riparian buffer has been suggested before, it met with considerable resistance from developers.

Hardin: In this instance, the proposed buffer will only apply within CSOD, not county-wide.

Ben Levine: Recommends making items 1, 2 and 6 requirements rather than incentives; supports removing item # 8, and items 3,4,5 and 7 as incentives.

Alan Patterson: If item 3.a.1 becomes a requirement [50 foot buffer]; suggests making 100-foot buffer an incentive.

Hardin: Acknowledges that is a possibility; cautions that it may impact the lot flexibility, which should then go back up from 25% to 35%.

Alan Patterson: While he approves of the changes to CSOD, and would like to move this forward, he believes that it would be better to leave this issue to the UDO rewrite rather than trying to institute a short-term fix.

James Barnett: Notes that this was not requested by an individual or a developer, but by Council.

Hardin: A well-designed CSOD reduces impact on infrastructure, lowers price points, and protects resources. But it is difficult to craft it effectively.

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

Chairman Deese closed Public hearing and called for a motion on item UDO-TA-2023-0973.

Motion to approve, with stated staff changes and the following recommendations, by Ben Levine ; 2nd by James Barnett.

Chairman Deese called a recess at 7:50 to allow Commissioner Levine to draft recommendations in written form.

[Recess ends at 7:56]

Commission Recommendations:

- 4.4.1.D.3.A.1 modified to state [incentivized] 100-foot buffer instead of 50- foot buffer.
- Design requirements for CSOD to include a 50-foot riparian buffer.
- Remove 4.4.1.D.3.A.2 and 4.4.1.D.3.A.6 as incentivized items from section 4.4.1.D.3.A and instead include them as design requirements.
- Remove 4.4.1.D.3.A.8 completely.
- Amend 4.4.1.D.3.A to state “at least two” instead of “at least three.”

Discussion:

No additional discussion.

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

Chairman Deese stated the item will go to County Council for consideration.

6. NEW BUSINESS

a. Overview of Next Month's Agenda:

Preliminary Plat: Little Dude SD-2022-2205
RZ-2023-1464 Greybridge LI to INS
RNC 2023-1404 Solar Road to Hillside High

b. Other

Commissioners discussed whether to recommend a moratorium on text amendments. Consensus is that they are becoming an impediment to the progression of the UDO rewrite.

Motion to recommend a moratorium on Text Amendments until the new UDO is completed and in effect, by James Barnett; 2nd by Yokima Cureton.

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

Chairman Deese and staff will present the recommendation to County Council for consideration.

7. ADJOURN

Motion to adjourn by James Barnett; 2nd by Sheila Hinson. Motion approved by unanimous consent. Meeting adjourned at 8:17 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, August 15, 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

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SIGN IN ONLY IF YOU WISH TO SPEAK



**PLANNING COMMISSION
Public Hearing Sign In Sheet**

Item 5a: RZ-2023-1197 Strunk

Application by Charles Strunk to rezone approximately 6.6 acres at 2458 Mineral Mining Road, Kershaw (TM #0098-00-037.01) from Light Industrial (LI) to Agricultural Residential (AR) District, in order to create conformity for existing residential use.

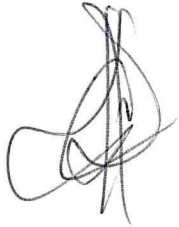
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**PLANNING COMMISSION
Public Hearing Sign In Sheet**

Item 5b: UDO-TA-2023-1163 Ch. 2 & Ch. 10: Auction House

Application by William Cox for a text amendment adding Auction House as a defined Use.

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PLEASE PRINT

1.	William + Blanca Cox
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SIGN IN ONLY IF YOU WISH TO SPEAK

Lancaster County

South Carolina



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5c: UDO-TA-2023-1371 Ch. 5 Sec 3.3 Campgrounds/Cabins

Application by Adam Thomas for a text amendment adding standards for cabins to campground regulations.

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101 N. Main Street, Lancaster South Carolina
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PLEASE PRINT

✓ 1.	Keya LONES
✓ 2.	Frances Liu
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SIGN IN ONLY IF YOU WISH TO SPEAK

Lancaster County

South Carolina



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5d: UDO-TA-2023-0973 Sec 4.4.1 CSOD Standards

Chapter 4, Sec. 4.4 1 Cluster Subdivision Overlay Standards: Application by Planning Department on behalf of County Council to amend standards for Cluster Subdivision Overlay District, regarding lot size, front setbacks, usable open space, block length, CSOD lot size mix, and density calculation.

CONTINUED FROM 7/18/2023

Council Chambers
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Testimony, under oath, of Adam Thomas, on June 6th when applying for a special exception for a campground. This testimony, which acknowledges that cabins are not allowed in a campground so the applicant is "going a different route to still accomplish the same goal", was given four days before requesting a text amendment to allow cabins in a campground.

"There have been questions ... no, we are not doing, we are not interested, we are not offering a KOA style of campgrounds where campers are coming in constantly, that is not the goal. We are meeting the ordinances.

Your ordinances do not allow a cabin. If I could do what I would love to do, I'd have put in 8-10 cabins in Boy Scout style that would have 8-10 bunk beds inside, but a cabin is not in your ordinance. A campground IS in the ordinance. So we're going a different route to still accomplish the same goal that we want to do, which is to have youth groups, athletic sports teams, Boy Scouts, Girl Scouts use the property to encounter Creation, encounter Fellowship with one another and the Creator."

4.4.1.D.3.A.1 ~~allow up to 35%~~ modified to state 100-foot instead of 50-foot

Design requirements for CSOD will include a 50-foot riparian buffer

4.4.1.D.3.A.2 and 4.4.1.D.3.A.6 be removed from 4.4.1.D.3.A and instead be included in design requirements

4.4.1.D.3.A.8 will be removed completely

4.4.1.D.3.A will be changed to state "at least two" instead of "at least 3"



Contract for UDO Assessment with consultants White & Smith was signed May 10, 2021. Later converted to rewrite of UDO.

UDO-TA-#	Subject	PC Date	Council Decision	Ordinance
2021-0704	Restaurant parking	5/18/2021	APPROVED	Ord 2021-1746
2021-2121	Halfway Homes	10/19/2021	APPROVED	Ord 2021-1782
2021-2251	HCO setbacks	10/19/2021	APPROVED	Ord 2021-1783
2021-2261	Retreat Use	10/19, 11/16/2021	Withdrawn	--
2021-2981	Parking/Off-street loading	1/20/2022	APPROVED	Ord 2022-1795
Kershaw	Group Homes	4/7/2022	Approved (Kershaw)	(Kershaw Ord)
2021-2980	CSOD INTERIM ORD - Flex	1/20/2022 6/2/2022	(Multiple presentations) DENIED	--
2022-0172	MUSC-HCO	9/20/2022	Withdrawn	--
2022-2606	MDR & CSOD	1/17/2023	DENIED	--
2022-2602	Dead end Roads	1/17/2023	APPROVED	Ord 2023-1840
2023-0073	CWP Exemption	2/21/2023	Withdrawn	--
2023-0188	Water Towers	3/21/2023	APPROVED	Ord 2023-1843
2022-0344	Costco (multiple)	5/16/2023		Ord 2023-1853 Ord 2023-1855 Ord 2023-1856 Ord 2023-1857
2023-0972	MDR	7/18/2023	Pending	
2023-0975	Street Hierarchy	7/18/2023	Pending	
2023-0973	CSOD	7/18, 8/15/2023	Pending	
2023-1163	Auctions	8/15	Pending	
2023-1371	Campground Cabins	8/15	Pending	