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CLERK: JENNIFER BRYAN

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

**August 3, 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
 Yokima Cureton Alan Patterson Judianna Tinklenberg

Absent: Ben Levine

Others Present:

Allison Hardin, Development Services Director Clerk: Jennifer Bryan
Ashley Davis, Senior 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 FOLLOWING IS A SUMMARY OF PROCEEDINGS. IT IS NOT A VERBATIM TRANSCRIPT.

2. New Business

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: Ashley Davis, Deputy Planning Director, for Matthew Blaszyk.

Discussion:

- FLU Map indicates Special District: Industrial for this area. Approval would require amendment of FLU map.
- House predates industrial zoning.
- Former mine produced minerals for paint – possibly mica.
- Landfill is still active.
- Heavy truck traffic accesses landfill; 2 homes access off Mineral Mining Road including subject property

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

Discussion:

- Applicant is a licensed Auctioneer, wants to develop a “Mobile Auction” service.
- There is no current definition or Use for Auction, other than livestock sales.
- Auction and Flea Market definitions were dropped after 1998, livestock auctions and farmer’s markets were retained, with specific limiting language to agricultural products.
- Estate sales/auctions are permitted under temporary permitting for events.
- Proposed text would apply to all GB zoning: over 800 parcels in Lancaster County. Requirements would restrict use, so not all would be eligible.
- **Staff will provide a reference map of GB properties**
- Mr. Cox’s site would require upgrades to be code compliant e.g. ADA compliant restrooms.
- Storage restrictions would be necessary.
- Commission could propose alternate language, restrictions, or other zoning district(s).
- Commission could recommend to Council a moratorium on all text amendments not generated by Council. Amendments impact the progress of the UDO rewrite.
- **Add discussion item under New Business on 8/15 Agenda regarding moratorium.**

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. [See attached email from Ben Levine]

Staff Presentation: Allison Hardin, Development Services Director

Discussion:

- Applicant was recently granted a Special Exception to establish a campground on 20 acres within his 350+ acre property. He wants to add cabins to the proposed tent sites. During SE process, he proposed modified RV “bunkhouses.”
- Size of campsites is already established
- Reduced density of structures can be recommended by Commission.
- Commission could recommend set ratio of cabins vs. tent camping to address density.
- **Staff will provide reference map of parcels eligible for campground (SE process): AR/RR/OSP.**
- **Attach code section for campgrounds.**

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

Discussion:

- Amendments to Staff Report include:
- Input from Stormwater Engineering
- Examples of exiting Cluster Subdivision developments (preliminary plats)
- Some language regarding open space requirements amended to “shall” rather than “should”.
- Incentives vs requirements will raise unforeseen issues- needs more discussion.
- Lot size ratio of 25% is doable, but if incentives become requirements it should stay at 35%

3. Other:

a. UDO/COMP PLAN:

- Ashley Davis has been promoted to Deputy Planning Director and will take over long-range Planning projects from Allison.
- Davis will bring a discussion of mixed-use zoning options to Commission at September Workshop (9/7/2023), in preparation for presentation to Committee of the Whole on 9/13/2023.

4. Adjourn

Meeting was adjourned at 6:40 pm.

Jennifer Bryan

From: Benjamin Levine <benjamin.d.levine@gmail.com>
Sent: Thursday, August 3, 2023 12:03 PM
To: Jennifer Bryan
Cc: Yokima Perez; ckhammer1; James Barnett; Sheila Hinson; Alan Patterson (adpatterson66@gmail.com); j.tinklenberg@outlook.com; Allison Hardin
Subject: Re: Workshop Agenda
Attachments: LCLogo_c716c29e-f766-46c0-a18c-7d20f2fc6ebd.png

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

Hi All,

Here are my thoughts for tonight's discussion regarding the CSOD standards. As discussed at the meeting last month, I am out of town for a family reunion so I can not attend, but since I had the most comments about the draft ordinance as written I thought it only fair to leave these notes in my absence for the discussion.

1) Being a conservation district I think the main reason for conservation is developing around stream/wetlands so there are lots of items pertaining to development neighboring sensitive water-related areas. I am actual hopefully that some day that conservation will be for something else not related to sensitive water-related areas, so I think it is important to state that those items pertain only to sensitive water-related areas. For example, if the item in conservation was a structure or area or important historical importance to the area, but not actually covered by historical registered property laws and has no sensitive water-related areas those parts should not be required.

2) For those developments in close proximity to Streams/Wetlands I think we should include some of the items from 4.4.1.D.3 as required, including 4.4.1.D.3.1,2,6. For the additional lot size reductions the developer should meet at least 3 of the remaining 5 items (3,4,5,7,8). Yes, it will be tougher for the developer, but that is why they are getting the ability to create more lots.

In addition to these points I would be interested in the feedback from the storm water department regarding the ordinance.

Thanks for your time, and I'll see you all at the regular meeting.

-Ben

On Wed, Aug 2, 2023, 4:44 PM Jennifer Bryan <jbryan@lancastersc.net> wrote:

Commissioners;

Here is a link to the Agenda for tomorrow night's [Workshop meeting](#). I will provide printed copes at the meeting tomorrow night.

Please let me know if you will or will not be attending, so that we have a quorum count.

Jennifer Bryan, Admin. Assistant
Planning

Lancaster County Government