MINUTES
Lancaster County Planning Commission
July 20, 2021 6:00 p.m.

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

Commissioners Present:

Tamecca Neely, Ben Levine, James Barnett
Alan Patterson, Charles Keith Deese

Absent: Sheila Hinson

No representative has been selected for District 5 as of this date.

Staff Present:

Rox Burhans, Katie See, Clerk: Jennifer Bryan
Ashley Davis, Robert Tefft

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 B. Levine.
Called vote: 5-0. **Motion APPROVED** unanimously.

a. OTHER:

i. **ELECTION OF OFFICERS**

Chairman Deese ceded to Attorney John DuBose to moderate elections.

DuBose opened the floor to nominations for Chair. **J. Barnett** nominated Charles Deese for the office of Commission Chair. Seconded by **B. Levine**. No other nominations were presented. Called Vote: 5-0.

Charles Deese was unanimously elected as Chair for the year 2021-22.

DuBose opened the floor to nominations for Vice-Chair. B. Levine nominated James Barnett. Seconded by T. Neely. No other nominations were presented.

Called vote: 5-0.

James Barnett was unanimously elected as Vice Chair for the year 2021-22.

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

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

4. APPROVE MINUTES

a. June 3, 2021 Workshop Minutes

Chairman Deese called for a motion to approve June 3, 2021 Workshop Minutes as written [See Agenda attachment]. Motion to Approve by B. Levine; 2nd by J. Barnett. Called vote: 5-0**. Motion APPROVED** unanimously.

b. June 15, 2021 Regular Meeting

Chairman Deese called for a motion to approve June 15, 2021 Regular Minutes as written. [See Agenda attachment]. Motion to Approve by B. Levine; 2nd by J. Barnett Called vote: 5-0. **Motion is APPROVED** unanimously.

c. July 1, 2021 Workshop Minutes

Chairman Deese called for a motion to approve July 1, 2021 Workshop Minutes as written. [See Agenda attachment]. Motion to Approve by B. Levine; 2nd by J. Barnett. Called vote: 4-0**. (**T. Neely abstained as absent from meeting**).**

Motion is APPROVED.

5. PUBLIC ITEMS

a. RZ-2021-1233: Williams

Application by Shaun Williams to rezone two parcels totaling approximately 7.06 acres located at 8921 and Unaddressed Kershaw Camden Highway (TM# 0159-00-127.00 & 0159-00-121.01) from Agricultural Residential (AR) to Light Industrial (LI) District. The intent is to add an addition to the existing building for the Williams Fabrication business.

Staff Presentation: Katie See, Senior Planner, presented the application consistent with the staff report [See Agenda attachment]. The presentation was conjoined with Item 5b. CP-2021-1233.

Staff Recommendations: Amendment to UDO (e.g. adding a CU provision to existing AR district) would better accommodate the requested use, while mitigating possible future effects on surrounding landowners.

If the Commission recommends approval, recommends it only as a placeholder pending review under new UDO and Comprehensive Plan.

Questions to staff: **Chairman Deese** asked about limitations on outside storage under LI zoning, asked if the subject property currently has outside storage.

Comment from applicant(s): **Shaun Williams** confirmed there is currently some outside storage on the property.
Rox Burhans clarified that that the current storage is grandfathered in, but that if rezoning to LI is approved, any further outside storage would require review/permit process.
Questions from Commissioners: **B. Levine** asked if Staff had discussed two-step process with applicant. **K. See** responded that they had not.
Public Hearing: (See attachments: Sign-in Sheets). None signed in.
Chairman Deese closed Public hearing and called for a motion on
Item a. RZ-2021-1233 Williams.

Discussion of whether the order of agenda items could at this point be altered to vote on item 5b first. After discussion between **B. Levine**, **J. DuBose**, **C. Deese**, and **R. Burhans**, consensus reached that items would be voted in order as shown on agenda.

Motion to approve by B. Levine; 2nd by J. Barnett.
Discussion: **B. Levine** commented that he is in favor of rezoning because of precedent that businesses in the County were missed or not considered in previous rezonings.
Called vote:5-0. **Motion is APPROVED** unanimously
Chairman Deese stated the item will go to County Council for consideration, and applicants will be notified of time and date.

b. CP-2021-1233: Williams
Application by Shaun Williams to amend the future land use designation of two parcels totaling approximately 7.06 acres located at 8921 and Unaddressed Kershaw Camden Highway (TM# 0159-00-127.00 & 0159-00-121.01) from Rural Living to Special District – Industrial.

Staff Presentation: Katie See, Senior Planner, presented the application consistent with the staff report, jointly with preceding item 5 a. RZ 2021-1233.
Staff Recommendations: (see previous item 5a.)
Questions to staff: no additional. Comment from applicant(s): no additional.
Public Hearing: (See attachments: Sign-in Sheets). None signed in.
Chairman Deese closed Public hearing and called for a motion on
Item b. CP-2021-1233 Williams.
Motion to approve by B. Levine; 2nd by J. Barnett.
Discussion: no additional.
Called vote: 5-0. **Motion is APPROVED** unanimously

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

c. SD-2021-0747: 1415 LLC

Application by 1415 LLC to amend the Preliminary Plat for Edgewater Corporate Park.

Staff Presentation: Ashley Davis, Planner, presented the application consistent with the staff report. Applicant submitted a revised plat after the staff report was submitted to agenda, a copy of which was provided to Commissioners. [**See attachment**]

Staff Recommendations: Approval, as it brings the parcel into conformity with current requirements.

Questions to staff: B. Levine asked that during the site plan phase, staff attend to the configuration of buffers where the sidewalk crosses Possum Hollow Road, following the layout of existing crosswalks and sidewalks.

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 c. SD-2021-0747: 1415 LLC

Motion to approve by B. Levine; 2nd by J. Barnett.

Discussion: no additional.

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

(Item does not proceed to Council).

d. **Southern Panhandle Small Area Plan Extension**

Staff Presentation: Katie See, Senior Planner, presented the plan consistent with the staff report [See Agenda attachment]. This pan will be an addendum to the Plan adopted by Council in January 2021.

Questions to staff: none.

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

1. **Bob Marshall**, resident (Charles Pettus Rd.): Generally in favor of plan, but is concerned with impact on traffic on Van Wyck Road, Charles Pettus Road, and Lambert Road, especially the already dangerous blind curve on Charles Pettus. Concerned that the proposed plan would affect the rural character of the neighborhood and would bring traffic and crime.

Chairman Deese closed Public hearing and called for a motion on

Item d. Southern Panhandle Small Area Plan Extension.

Motion to approve by B. Levine; 2nd by J. Barnett.

Discussion: **B. Levine** commended staff for their work, and the community for their engagement in the process. **A. Patterson** asked at what point and to what degree would public concerns and comments be addressed in the written plan. **K. See** responded that staff had continued to engage and inform the public as the plan had progressed, but that these matters could be addressed in the narrative before presentation to Council.

During discussion a citizen requested additional information, and subsequently asked to address Commission. Chairman Deese required that she sign in, and re-opened Public Hearing.

2. **Leann Stauss**, resident (Six Mile Creek Rd.): Concerned that proposed collector roads would increase traffic and destroy the quiet, residential character of neighborhood.

Chairman Deese re-closed Public hearing.

Further discussion: **B. Levine** commented that the collector roads and the SAP are a way to control and direct growth, addressing the very concerns that are raised by citizens.
Called vote:5-0. **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:
   Rox Burhans noted the following items slated for August agenda:
   (1) White & Smith presentation on phase I of UDO assessment.
   (2) MX application for The Exchange
   (3) Plan for Redwood Phase II
   (4) RZ for Asbury Lane (tentative, may go to September)

7. ADJOURN

Chairman Deese called for a motion to adjourn.
Motion to approve by J. Barnett; 2nd by B. Levine.
Motion is unanimously approved.
Meeting adjourned at 7:04 p.m.

Lancaster County South Carolina

Public Comment Session Sign In Sheet
Lancaster County Planning Commission Meeting

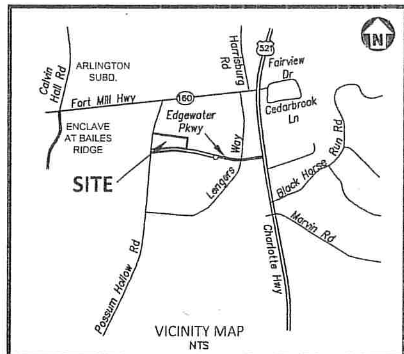
101 N. Main Street, Lancaster South Carolina

Tuesday, July 20, 2021

Citizens are allowed 3 minutes per person to speak. Everyone speaking before the Planning Commission will be required to do so in a civil manner. The Commission will not tolerate personal attacks on individual Members, 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

	Name	Address	Agenda Item for Discussion
1	Bob Marshall	195 Charles Pettus Rd, Lanc.	Item 5d
2	~~Shawn Williams~~	~~381 Barrett Rd. Heath Springs~~	~~Item 5~~
3	Leanne Stauss	200 Six Mile Creek Rd	Item 5
4			
5			



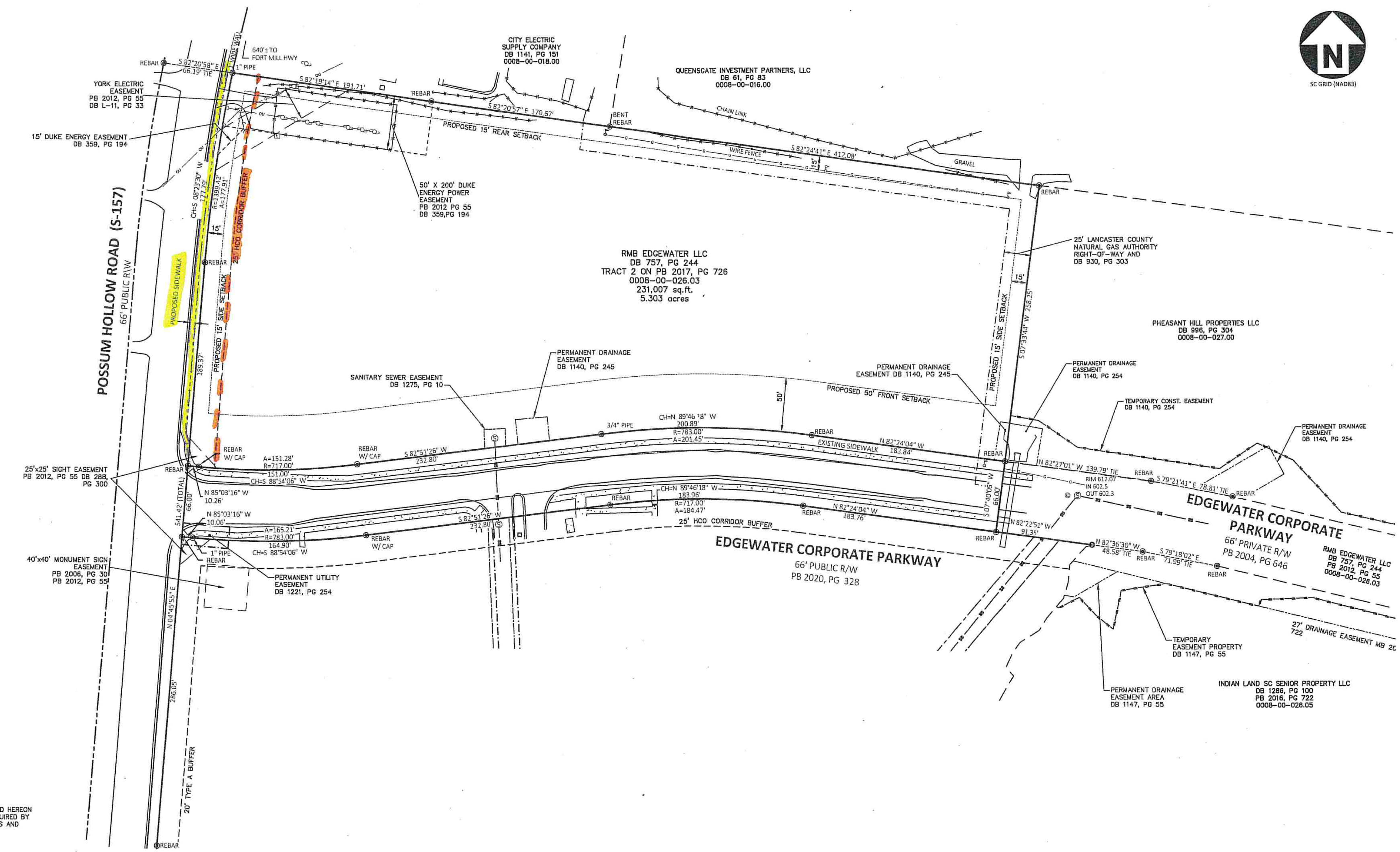
VICINITY MAP
NTS

GENERAL NOTES

1.) THIS IS A SURVEY OF AN EXISTING PARCELS OF LAND.
2.) THE PURPOSE OF THIS MAP IS TO SHOW THE SETBACKS FOR THE PROPOSED ZONING RECLASSIFICATION TO REGIONAL BUSINESS (RB)
3.) FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY FEMA F.I.R M MAP NUMBER 45057C0076E, DATED APRIL 16, 2017.
4.) REFERENCES: DEED BOOK 757, PAGE 244;
MAP BOOK 2012 PAGE 55;
MAP BOOK 2016, PAGE 722
OF THE LANCASTER COUNTY REGISTRY
PIN 0008-00-0026.03

LEGEND

- EXISTING IRON PIPE/REBAR
- IRON PIPE SET
- EXISTING CONCRETE MONUMENT
- CONCRETE MONUMENT SET
- CALCULATED POINT
- CALCULATED POINT
- SANITARY SEWER MANHOLE
- GAS LINE MARKER
- GAS VALVE
- ELECTRIC BOX/METER
- LIGHT POLE
- POWER POLE WITH GUY ANCHOR
- CURB INLET
- STORM DRAINAGE MANHOLE
- YARD INLET
- FLARED END SECTION
- SANITARY SEWER LINE
- GAS LINE
- FENCE LINE
- SURVEYED PROPERTY LINE
- PROPERTY LINE NOT SURVEYED



I, KEVIN S. BAUCOM, PLS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

(1)CLASS OF SURVEY: CLASS A
(2)POSITIONAL ACCURACY: < 0.100'
(3)TYPE OF GPS FIELD PROCEDURE: VRS
(4)DATE OF SURVEY: 02-10-2017
(5)DATUM/EPOCH: NAD 83(2011)
(6)PUBLISHED/FIXED-CONTROL USED: NC77
(7)GEOID MODEL: GEOID12A
(8)COMBINED GRID FACTOR(S): 1.00003739
(9)UNITS: METERS CONVERTED TO US SURVEY FEET

CERTIFICATE OF ACCURACY

I, HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE LANCASTER COUNTY LAND DEVELOPMENT REGULATIONS AND THE MONUMENTS SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN SAID REGULATIONS.

Kevin S. Baucom, PLS L-22748 DATE

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

KEVIN S. BAUCOM, PLS L-22748

DATE

PRELIMINARY
NOT FOR RECORDATION, CONVEYANCES OR SALES

McADAMS
The John R. McAdams Company, Inc.
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CHARLOTTE, NC 28277
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EDGEWATER - TRACT TWO
PRELIMINARY PLAT
EDGEWATER CORPORATE PARKWAY
INDIAN LAND, LANCASTER COUNTY, SOUTH CAROLINA

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
THE JOHN R. McADAMS COMPANY, INC
CHARLOTTE, N.C.
C-00552

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	2021210152
FILENAME	2021210152-F1
CHECKED BY	KSB
DRAWN BY	CFA
SCALE	1"=50'
DATE	05.19.2021

SHEET

PRELIMINARY PLAT

1-1