



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
July 18, 2023 at 6:00 p.m.

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

1. ROLL CALL: Quorum is present (6 Commissioners)

Commissioners Present:

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

Absent: Judianna Tinklenberg

Staff Present:

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

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: 6:0. **Motion approved unanimously.**

a. ELECTION OF OFFICERS 2023-24

VICE CHAIR: Ben Levine nominated James Barnett; 2nd by Sheila Hinson. Approved by acclamation.

CHAIR: Alan Patterson Nominated Ben Levine. Mr. Levine declined the nomination. James Barnett nominated Charles Deese. Approved by acclamation.

CLERK Charles Deese re-appointed Clerk Jennifer Bryan. Ms. Bryan accepted the appointment.

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. **June 20, 2023 Regular Minutes**

Chairman Deese called for a motion to approve June 20, 2023 Regular Minutes as written. Motion to Approve by Ben Levine; 2nd by James Barnett.

Called vote: 6:0. **Motion approved unanimously.**

b. **July 6, 2023 Workshop Minutes**

Chairman Deese called for a motion to approve July 6, 2023 Workshop Minutes as written. Alan Patterson was absent from the Workshop meeting. Correction of scrivener's error from "Tamecca Neely" to Yokima Cureton" noted.

Motion to Approve by James Barnett; 2nd by Sheila Hinson.

Called vote: 5:0. **Motion approved.** Abstention by Alan Patterson.

5. **PUBLIC ITEMS**

a. **UDO-TA-2023-0975 Sec 6.5 County Street Classification & Design**

Sec. 6.5 County Street Classification & Design: Application by Planning Department on behalf of County Council to amend Section 6.5 County Street Classification & Design. Draft text will be provided at the Workshop.

Recusal by Yokima Cureton from presentation, discussion and vote on this agenda item (see attached recusal form).

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

Summary of changes:

1. Street surfacing requirements: gravel surfacing for rural roads and private roads in RR and AR zoning districts;
2. Amend definition of Alley;
3. Add definitions for
 - Local
 - Collector
 - Arterial

Items for future revision:

- Resolve conflicts between road design standards and Cluster development;
- Road hierarchy table
- Further refinement of street classifications.

Questions/Comments from Commissioners:

Ben Levine: recommended changing wording from “must meet fire code standards” to “must meet Public Works standards.”

Alan Patterson: asked what would trigger an upgrade to next level of road standard.

Allison Hardin responded that a rezoning would be the only likely trigger for upgrade.

Alan Patterson asked if Public Works would be prepared to implement the new standards. **Hardin** responded that they are prepared.

Alan Patterson asked if this change would apply to minor subdivisions;

Hardin responded that it would.

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

1. **Tammy Austin** (Columbia): (See attached letter submitted by Wyatt Brown Family.)
2. **Tasha Dixon:** yielded time.

Chairman Deese closed Public hearing and called for a motion on item UDO-TA-2023-0975.

Motion to approve, with recommended change to ‘Public Works standard,” by Ben Levine; 2nd by James Barnett.

Discussion:

Ben Levine: Not all requests by the Brown family are included in the text amendment, which I understand is due to safety requirements. Will other criteria be addressed later?

Allison Hardin: There may be further refinement under the new UDO, but it is not practical or possible to fulfill all the family’s requests without creating more problems than it solves.

Alan Patterson: Do these changes mean that a possible result is that existing dirt roads lead into gravel or paved surfaces?

A. Hardin: Yes, that is a possibility.

Alan Patterson: Will this apply to public as well as private roads?

A. Hardin: At this time it will only apply to private roads in the two specified zoning districts.

Called vote: 5:0. (Y. Cureton recused) **Motion is approved.**

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

b. 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.

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

Questions/Comments from Commissioners:

Ben Levine: Is there any way to restrict application of the amendment to south of Highway 5?

Hardin: Currently the only restriction is to MDR zoning. We may be able to address other criteria in the new UDO.

Ben Levine: Some of the incentives would be better as requirements. If this is primarily a conservation initiative, then addressing conservation should be emphasized.

Hardin: The reasoning for the flexibility comes from Zoning department because of frequent calls regarding accessory structures, the incentives provide options.

Alan Patterson: Agrees F (1) should be “shall” instead of “may.” 35% seems too large a portion for smaller lots, he would be more comfortable with 25%.

Hardin: The purpose is not to change density, but to alter the structure of the density. Under the proposed measures, the lot count is the same, but location is better regulated. It still adheres to MDR standards.

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 continue at August 15, 2023 meeting by Ben Levine; 2nd by James Barnett.

Discussion: No further questions.

Called vote: 6:0. **Motion to continue is approved unanimously.**

Chairman Deese stated the item will return for consideration on the August 15, 2023 Agenda.

UDO-TA-2023-0972 Sec. 2.4 MDR Standards

Chapter Two, Sec 2.4 District Standards (MDR): Application by Planning Department on behalf of County Council to amend standards for MDR district, regarding lot size, front setbacks, usable open space, block length, and density calculation.

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

Questions/Comments from Commissioners:

Ben Levine: asked for clarification of 5.2.1 – two multifamily dwellings per blockface.”

Hardin: The change is in the permissions status, from “Permitted with Review” to by-right under MDR.

Ben Levine: These changes seem to be a good intermediate step between the existing regulations and the new UDO. He recommends having input from Stormwater before it goes to Council.

Alan Patterson: The Panhandle has an infrastructure problem. Moving south of Highway 5 saves builders \$10k or more. Are there existing examples of multifamily mixed with single family neighborhoods?

Hardin: Provided examples and reference to missingmiddle.org website for additional data.

Alan Patterson: Would like to see Traditional Neighborhood Design implemented in new UDO.

Ben Levine: Street widths immediately impact cost of neighborhoods.

Hardin: Also, requiring garage setbacks of 40 feet is intended to prevent street parking. We wouldn’t feel safe proposing street widths narrower than 22 feet.

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

Chairman Deese closed Public hearing and called for a motion on item UDO-TA-2023-0972.

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

Discussion: No additional questions.

Called vote: 6:0. **Motion is approved unanimously.**

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

CU-2023-0695 Tommy's Car Wash

Application by The Timmons Group, TIL Holdings of Texas, George McGinn and Sallie Cooper for a Conditional Use Permit for a 2.9-acre parcel at 168 Fort Mill Highway/Highway 160 (TM# 0008-00-007.00) for development of an automated car wash facility. CONTINUED FROM JUNE 20, 2023.

Motion to bring item back to the table by Ben Levine; 2nd by James Barnett.

Vote: 6:0 **Motion approved unanimously.**

Staff Presentation: Matthew Blaszyk, Planner presented the applications consistent with the staff report. Staff Recommendations: Approval. Site plan revision has addressed all outstanding issues.

Comment from applicant(s):

Jason Dolan (Charlotte) and **Daniel Finch** (Charlotte) : They have consulted with David Gamble (SCDOT) and have incorporated suggested changes into the site plan. They are available for questions.

Questions from Commissioners: No additional questions.

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

Chairman Deese closed Public hearing and called for a motion on item CU-2023-0695.

Motion to approve by Ben Levine; 2nd by Yokima Cureton.

Discussion:

Ben Levine: Requests that when future changes to Highway 160 are submitted, staff pay attention to the ingress/egress challenges for the Capitol Club apartments.

Alan Patterson: Given the proximity to Highway 521, he would prefer a restricted right in/right out access. He cannot support the proposed plan.

Called vote: 5:1. **Motion is approved.** (Nay vote by Alan Patterson.)

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

c. RZ-2023-0739 Barby Barchu

Application by Barby Barchu to rezone .30 acres at 165 Brooklyn Avenue, Lancaster (TM# 0081H-0C-013.00) from Medium Density Residential (MDR) to Neighborhood Business (NB) District, in order to re-establish the existing vacant business use.

Staff Presentation: Matthew Blaszyk, Planner presented the application consistent with the staff report. Staff Recommendations: Approval.

Questions to staff:

Ben Levine: Were any calls or comments received by staff regarding this case?

M. Blaszyk: None were received.

Comment from applicant(s):

Barby Barchu (Lancaster): He previously ran a convenience store, but the property had several break-ins, one while he was present. He closed for a while, hoping to re-open when crime in the area was reduced. He is now ready to re-open, but lost the grandfathering that would allow him to operate under residential zoning.

Questions from Commissioners: No additional questions.

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

Chairman Deese closed Public hearing and called for a motion on item RZ-2023-0739.

Motion to approve by James Barnett 2nd by Yokima Cureton .

Discussion:

Alan Patterson: He took the time to go look at the property; it is well kept, and the use is suited to the surrounding area. He supports this proposal.

Called vote: 6:0. **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.

d. RZ-2023-0831 Grace-Lynwood UMC

Application by Ronald Woods and Rev. Matthew Alexander on behalf of Grace-Lynwood United Methodist Church to rezone 5.819 acres at 1743 Lynwood Drive (TM# 0087G-0C-004.00) from Institutional (INS) to Medium Density Residential (MDR) District, in order to market the property for residential use.

Staff Presentation: Matthew Blaszyk, Planner presented the application consistent with the staff report. Staff Recommendations: Approval.

Questions to staff:

Ben Levine: Did staff receive any calls about this case?

M. Blaszyk/ J. Bryan: Received several calls but all expressed curiosity, not opposition.

Comment from applicant(s):

Rev. Matthew Alexander (Lancaster) The church was found to be structurally unsafe and was demolished. The Board marketed the property for a year as INS, with no interested buyers. With a home on site, the property is really only suitable as a residential property.

Questions from Commissioners: No additional questions.

Public Hearing: (See attachments: Sign-in Sheets) None signed in.
Chairman Deese closed Public hearing and called for a motion on item RZ-2023-0831
Motion to approve by James Barnett; 2nd by Ben Levine .

Discussion: No additional comments.

Called vote: 6:0. **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.

6. NEW BUSINESS

- a. Overview of Next Month's Agenda:
One rezoning; continuation of CSOD Text Amendment
- b. Per request of Commissioners, staff will pull plats and other information about existing Cluster Subdivisions.

7. ADJOURN

Motion to adjourn by James Barnett; 2nd by Ben Levine. Motion approved by unanimous consent. Meeting adjourned at 8:16 p.m.



Lancaster County, South Carolina

Post Office Box 1149 Lancaster, South Carolina 29721-1149

STATEMENT OF RECUSAL

In accordance with State Code § 8-13-700(b), I hereby abstain from all votes, deliberations, and other action on the following matter(s):

5a: WDO-TA-2023-0975 Sec 6.5 County Street Classification &
Design

SECTION 8-13-700. Use of official position or office for financial gain; disclosure of potential conflict of interest.

(B) No public official, public member, or public employee may make, participate in making, or in any way attempt to use his office, membership, or employment to influence a governmental decision in which he, a member of his immediate family, an individual with whom he is associated, or a business with which he is associated has an economic interest. A public official, public member, or public employee who, in the discharge of his official responsibilities, is required to take an action or make a decision which affects an economic interest of himself, a member of his immediate family, an individual with whom he is associated, or a business with which he is associated shall:

- (1) prepare a written statement describing the matter requiring action or decisions and the nature of his potential conflict of interest with respect to the action or decision;
- (2) if the public official is a member of the General Assembly, he shall deliver a copy of the statement to the presiding officer of the appropriate house. The presiding officer shall have the statement printed in the appropriate journal and require that the member of the General Assembly be excused from votes, deliberations, and other action on the matter on which a potential conflict exists;
- (3) if he is a public employee, he shall furnish a copy of the statement to his superior, if any, who shall assign the matter to another employee who does not have a potential conflict of interest. If he has no immediate superior, he shall take the action prescribed by the State Ethics Commission;
- (4) if he is a public official, other than a member of the General Assembly, he shall furnish a copy of the statement to the presiding officer of the governing body of any agency, commission, board, or of any county, municipality, or a political subdivision thereof, on which he serves, who shall cause the statement to be printed in the minutes and require that the member be excused from any votes, deliberations, and other actions on the matter on which the potential conflict of interest exists and shall cause the disqualification and the reasons for it to be noted in the minutes;
- (5) if he is a public member, he shall furnish a copy to the presiding officer of any agency, commission, board, or of any county, municipality, or a political subdivision thereof, on which he serves, who shall cause the statement to be printed in the minutes and shall require that the member be excused from any votes, deliberations, and other actions on the matter on which the potential conflict of interest exists and shall cause such disqualification and the reasons for it to be noted in the minutes.

Reason(s) for Disqualification: _____

the benefit of the appraisal impacted the
Brown family, of which I am a member.

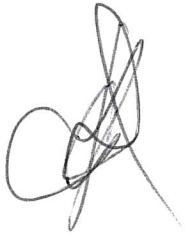
Name: _____

Planning Commission Member

Date: _____

7/18/23

SIGN IN ONLY IF YOU WISH TO SPEAK



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, July 18, 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

1.	Tommy Austin Wyatt Brown Estate, 3108 Pasture Lane, Lancaster, SC re: roads
2.	Tommy Austin
3.	
4.	

SIGN IN ONLY IF YOU WISH TO SPEAK



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5a: UDO-TA-2023-0975 Sec 6.5 County Street Classification & Design

Sec. 6.5 County Street Classification & Design: Application by Planning Department on behalf of County Council to amend Section 6.5 County Street Classification & Design.

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PLEASE PRINT

1. LETTER SUBMITTED BY WYATT BROWN FAMILY

✓ Tammy Austin

2.

✓ Tasha Dixon

3.

Felt

4.

SIGN IN ONLY IF YOU WISH TO SPEAK

Lancaster County

South Carolina

PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5b: 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.

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Lancaster County



South Carolina



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5c: UDO-TA-2023-0972 Sec. 2.4 MDR Standards

Chapter Two, Sec 2.4 District Standards (MDR): Application by Planning Department on behalf of County Council to amend standards for MDR district, regarding lot size, front setbacks, usable open space, block length, and density calculation.

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**PLANNING COMMISSION
Public Hearing Sign In Sheet**

Item 5d: CU-2023-0695 Tommy's Car Wash

Application by The Timmons Group, TIL Holdings of Texas, George McGinn and Sallie Cooper for a Conditional Use Permit for a 2.9-acre parcel at 168 Fort Mill Highway/Highway 160 (TM# 0008-00-007.00) for development of an automated car wash facility. [CONTINUED FROM 6/20/2023]

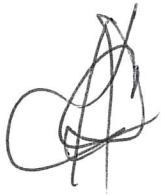
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**PLANNING COMMISSION
Public Hearing Sign In Sheet**

Item 5c: RZ-2023-0739 Barby Barchu

Application by Barby Barchu to rezone .30 acres at 165 Brooklyn Avenue, Lancaster (TM# 0081H-0C-013.00) from Medium Density Residential (MDR) to Neighborhood Business (NB) District, in order to re-establish the existing vacant business use.

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**PLANNING COMMISSION
Public Hearing Sign In Sheet**

Item 5f : RZ-2023-0831 Grace-Lynwood UMC

Application by Ronald Woods and Rev. Matthew Alexander on behalf of Grace- Lynwood United Methodist Church to rezone 5.819 acres at 1743 Lynwood Drive (TM# 0087G-0C-004.00) from Institutional (INS) to Medium Density Residential (MDR) District, in order to market the property for residential use.

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PLEASE PRINT

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Lancaster County
Planning Department
P. O. Box 1809
Lancaster, SC 29721
803.285.6005
planning@lancastercountysc.net

July 13, 2023

Jason Dolan
Timmons Group

Charlotte, NC

Project Number	20230695
Project Name	Tommy's Express Car Wash
Location	168 Fort Mill Highway
Stage	Conditional Use
Parcel(s)	
Status	Approved

Dear: Jason Dolan

This letter is to confirm APPROVAL of your Conditional Use plans by the Lancaster County Technical Review Committee (TRC). You may now contact the Lancaster County Zoning Department and the Lancaster County Building Department regarding the necessary permits for this project. If you have any questions or concerns please contact me at (803) 285-6005. We look forward to working with you and your associates on this project in Lancaster County.

Please note that project as-builts shall be submitted prior to issuance of final plat approval or a building certificate of occupancy. These required as-builts shall be completed as per the attached as-built checklist and instructions.

Sincerely,

Plan Review Comments

County Engineer - Stephen Blackwelder - 8035482406
sblackwelder@lancastersc.net

Approved

Review Comments:

Fire Marshal - John Magette - 8032838888
jmagette@lancastersc.net

Approved

Review Comments:

LC Water & Sewer District - Erin Evans - 8032856919
eevans@lcwasd.org

No Review Done

Review Comments:

LCWSD is a separate entity from the County. We have our own submittal requirements. Please check our website, www.lcwasd.org, under the Developers tab for our policies and procedures.

The developer must submit 2 sets of hard copy water and sewer plans directly to LCWSD, adhering to the LCWSD Water & Wastewater Extension Policy.

SCDOT - David Gamble - (803) 385-4280
GambleDD@scdot.org

Approved

Review Comments:

Driveway ingress and egress must align with the access across the street.

Restriping of SC160 will be evaluated during the encroachment permit process.

This review is a general access location review only and does not include required driveway widths, radius returns, pavement design or any other details.

A full review for compliance with the SCDOT ARMS manual will be conducted when the SCDOT permit is applied for.

Planning - Matthew Blaszyk - 803-285-6005
mblaszyk@lancastersc.net

Approved

Review Comments:

WYATT BROWN ESTATE

3106 PASTURE LANE
LANCASTER, SC 29720
(301)775-2708 WYSCLE WASHINGTON
WYSCLE@YAHOO.COM

July 11, 2023

Greetings County Council members,

On behalf of the descendants of Wyatt Brown Sr. we would like to submit for your consideration some of our concerns, questions, and potential solutions as they relate to pending legislation for rural communities that impact our property and its infrastructure – (in particular our roads). We are not developers, builders or contractors; nor do we have generational wealth in the form of stocks and bonds, but we do have possession of a land inheritance given to us by our grandfather, Wyatt, Sr. which gives us concern to write to you today. As a family, we are seeking a resolution that will provide us and other families living in privately owned rural communities, the liberty to maintain our roads with support from the County Council for sustainable alternative solutions.

We recognize the long process the council is undergoing to create a separate set of rules and guidelines that would govern rural privately owned roads as opposed to subdivisions like Indian Land that are governed by the 2016 SUBDIVISION AND INFRASTRUCTURE STANDARDS. As this effort continues with a decision planned to be announced at the next council meeting on July 18, 2023, specifying privately owned rural roads be made 20 feet wide and 12” of graveled surface, we as a family are making a formal request for the Planning Department to implement guidelines as follows:

1. Provide options for a waiver/variance to rural areas that fall well below the infrastructure of other more developed subdivisions which are governed by the 2016 SUBDIVISION AND INFRASTRUCTURE STANDARDS for privately owned roads.
 2. Provide privately owned inherited landholders the right to maintain the integrity of their raw property and roads without any interference from county officials.
-

3. Allowances under Statutory Exemptions in section B of 6 SUBDIVISION AND INFRASTRUCTURE STANDARDS DRAFT 10.24.16

These exceptions would assist in the upkeep and maintenance of all site infrastructure including but not limited to:

- Dirt Roads - treated and surfaced with sustainable products like Perma-Zyme/soil stabilizer
- Alternatives to Gravel Roads such as crushed stone #411, quarry process,
- Compliance with road Width/dimensions per Public Works
- Gravel Driveways with alternates such as pea gravel, jersey shore gravel, marble chips or river rock.
- Road Soil Conditions/ stormwater management and drainage systems

In rare cases we understand that if we build a new home it would become necessary to pave or gravel our private roads, install street lights, and sidewalks, etc., like Indian Land as required by the 2016 rules and guidelines that govern subdivisions. They have many houses consolidated in one location on a small or large piece of land. The Brown Estate is not like Indian Land, nor do we want or need the rules and guidelines that apply to this and other like communities. The 2016 rules and guidelines should apply to contractors, developers, and builders. As stated previously before the council, when the 2016 rules and guidelines were being considered, it appears no one thought of the little guys like us who live in rural moderately developed communities (farmland). We believe It's time to rethink and tailor these guidelines to match our conditions.

We would like to maintain our infrastructure with minimal requirements for gravel except where it's absolutely necessary for EMS and Fire safety vehicles to have access to homes. However, most of our property is not at that point and is under utilized. Family members who own property on the backside of our land do not visit often or currently plan to build. Therefore, it is highly unlikely roads in these areas would require gravel. Should our family desire in the future to promote growth and development on our privately owned land, then we would make sure all development is in compliance with local codes. Furthermore, requiring rural property owners to unnecessarily gravel and widen all roads and driveways would cause undue financial hardship to every rural property owner.

Lastly, we have a road that is registered as a private road/driveway. It leads to other family members' properties on the backside of our land. There is however one problem on our land that prevents access due to a washed out gully in the road. We agree with the laws established, stating that everyone should be able to access their property. In this case our family is in agreement that repairs are needed. The gully is very deep and could cause injury if attempting to walk across it. When this section of road is repaired it will allow all family members access to other areas of our land which are as beautiful as the stars in the sky. Of Course this will come at a cost. We would need to attain the financial support and manpower for repairs.

To widen and gravel this private road (which is more than 2 miles long) to meet the suggested standard of 22 feet wide with 12" of gravel top surface is insurmountable - not to mention the cost of maintaining it. What does private property mean to you? To us, it speaks of ownership (our legacy) and we would like to decide what happens with our property and the development thereof. We want it to retain its natural rural characteristics as we decide when it's the right time to upgrade our roads.

We thank you in advance for your consideration and attention to this matter. We look forward to your favorable response during the upcoming council meeting on July 18, 2023.

Respectfully submitted,

The Descendants of the late Wyatt Sr. and Francina Brown:

1. The late James H. Brown last will and testament to Framishile Brown
2. The late Eugene Brown last will and testament to Brown family
3. The descendants of the late Ella Cooper and Robert Crockett
4. The descendants of the late Willie Lincoln and Bernice Brown
5. The descendants of the late Elvenue and John C. Waiters
6. Mae Dean Brown and the late Wyatt Brown Jr. and their descendants
7. The descendants of the late Nannie Patricia B. Davis and Thomas Mackey
8. Wyscle (Clarence) Washington and the late Clement Johnson and their descendants
9. Ethel Brown and the late William Arthur Brown and their descendants
10. Frances Lloyd and Nannie Lue Brown and their descendants

Signed in Consent of the Descendants of the Wyatt Brown Estate

Signature: Wyscle Brown Washington Wyscle Brown-Washington

Signature: Gwendolyn Brown Gwendolyn Brown

Signature: Andre' Johnson Clemon A. Johnson