



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  
, DISTRICT 1  
BEN LEVINE, DISTRICT 7  
CLERK: JENNIFER BRYAN

**MINUTES**  
**Lancaster County Planning Commission**  
**June 15, 2021 6:00 p.m.**

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

Commissioners Present:

Absent: None.

Tamecca Neely

Ben Levine

Sheila Hinson

Charles Keith Deese

Clerk: Jennifer Bryan

James Barnett

No appointments have yet been made to fill District 1 and District 5 seats.

Commissioners Charles Deese and Benjamin Levine were sworn in for a new term prior to the meeting.

Staff Present: Rox Burhans

Katie See

Ashley Davis

Robert Tefft

Also Present: Council Member Billy Mosteller; Jennifer White, LCSD FCFO; Jonathan Phipps, LCSD Superintendent.

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; 2<sup>nd</sup> by Sheila Hinson .

Called vote: 5-0. Motion unanimously approved.

**3. CITIZENS' COMMENTS** (See attachments: Sign-in Sheets)

Chairman Deese opened the floor to comments from the public.

- **Waylon Wilson** (Lancaster): spoke in support of former Commissioner Rosa Sansbury, and thanked her for her service.
- **Roger Wolford** (Lancaster): spoke against the Lynwood Drive project (Item 5b on agenda).
- **Lori Blackmon**: deferred until Item 5b.

#### **4. APPROVE MINUTES**

##### **a. May 6, 2021 Workshop Minutes**

Chairman Deese called for a motion to approve May 6, 2021 Workshop Minutes as written. Motion to Approve by B. Levine; 2<sup>nd</sup> by J. Barnett.

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

##### **b. May 18, 2021 Regular Meeting**

Chairman Deese called for a motion to approve May 18, 2021 Regular Minutes as written. Motion to Approve by S. Hinson; 2<sup>nd</sup> by B. Levine.

Called vote: 4-0; J. Barnett abstained as absent from 5/18/2021 meeting.

**Motion is approved.**

#### **5. PUBLIC ITEMS**

##### **a. Lancaster County School District Impact Fees**

[Item continued from April 20, 2021 and May 18, 2021 Planning Commission Meetings]  
Comment from applicant(s): **Jennifer White** (LCSD CFO) and **Jonathan Phipps** (LCSD Superintendent) made themselves available for questions, and thanked the Commission for their consideration.

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

[Public Hearing also held April 20, 2021 and May 18, 2021].

Chairman Deese closed Public hearing.

Call for a motion on item **5a: LCSD Impact Fees.**

Motion to Approve Impact Fees at 60% Requested Maximum (**\$5220** Multi-family Unit and **\$4921** Single-family) by B. Levine; 2<sup>nd</sup> by J. Barnett.

Discussion: **B. Levine** stated that this proposal was a compromise between Commissioners that wanted no impact fees, and those who favored the maximum requested fees. **T. Neely** hopes that the school district will revise the study, taking into account development in other areas of county. **C. Deese** hopes the school district will attend to the need to build an inventory of land for school use.

Called vote: T. Neely: For J. Barnett: For

S. Hinson: For B. Levine: For

C. Deese: For

Vote tally: 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.

**b. RZ 2021-0881 Shareena Webb**

Application by Shareena Webb to rezone a 10.0-acre portion of the property located at 2417 Lynwood Drive (TM# 0102-00-017.03) from Low Density Residential (LDR) to Institutional (INS) District.

Staff Presentation: Robert Tefft, Senior Planner, presented the application consistent with the staff report. Staff Recommendation: Disapprove, due to concerns about potential future uses incompatible with neighborhood.

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

Three email comments submitted (see attachments):

- **Jeff Bixby** (against)
- **Renee Miller** (against)
- **Adam Blackmon** (against)

Three persons signed in to speak:

- Adam Blackmon (represented by **Lori Blackmon**): Ms. Blackmon deferred to her father, Hazel Lucas, for statement.
- **Hazel Lucas** (Lancaster): spoke against proposal, he is a resident of the neighborhood, as is his daughter and son-in-law, Lori and Adam Blackmon. They do not want the noise and traffic that would be generated by the venue, and are concerned about what might follow if this rezoning is allowed.
- **Gary Jackson** (Lancaster): Works a late shift, concerned about noise at off - hours, and the traffic and disturbance that would be generated by the venue.

Chairman Deese closed Public hearing.

Comment from applicant(s):

- **Ned Gregory** (Lancaster) Attorney for applicant. Introduced his clients and referred Commissioners to packet of information and plans provided.
- **Ken Goulet** (Lancaster) Property owner: Supports the proposed venue, it is tasteful and not a noise-making concern, set well back on the property to buffer any disturbance to neighbors. Average size event is 100-225 guests. Would generate revenue for county and generate business for other suppliers in area.
- **Shareena Webb** (Lancaster) Applicant: It has been her dream to open this venue, she is sensitive to neighbors concerns and will take them into account.

Call for a motion on item **5b: RZ-2021-0881**.

Motion to approve by B. Levine; 2<sup>nd</sup> by S. Hinson.

Discussion: **B. Levine** commented that although he does not favor the rezoning proposal due to potential uses, he hopes the applicant will pursue other methods of achieving the project, such as a text amendment to allow a larger facility under current zoning.

Called vote: T. Neely: Against J. Barnett: Against  
S. Hinson: For B. Levine: Against  
C. Deese: For

Vote tally: 2-3. **Motion is denied.**

The item will go to County Council for consideration, and applicants will be notified of time and date.

**c. RZ-2021-0959 WTC of Lancaster LLC**

Application by WTC of Lancaster, LLC to rezone approximately 1.8 acres located near the intersection of Pageland Highway and Rocky River Road (a portion of TM#0058-00-116.00) from Rural Residential (RR) to Rural Business (RUB) District.

Staff Presentation: Ashley Davis, Planner, presented the application consistent with the staff report. Staff Recommendation: Approval.

Comment from applicant(s):

- **Chad Mildrum**, WTC (Graniteville SC)
- **Ryan Bland**, WTC (Graniteville SC): they have a retail client looking at the property, and want to have the lot configuration cleaned up before that project can proceed. Thanked the Commission for consideration, and made themselves available to answer questions.

Public Hearing: (See attachments: Sign-in Sheets) none signed in.  
Chairman Deese closed Public hearing.

Call for a motion on item **5c: RZ-2021-0959**.

Motion to approve by J. Barnett; 2<sup>nd</sup> by S. Hinson.

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.

**d. RZ-2021-0961 Melinda Hoopaugh**

Application by Melinda Hoopaugh to rezone approximately 0.789 acres located at the intersection of Fort Mill Highway and Kohut Drive (TM 0006N-0B-005.01) from Neighborhood Business (NB) to General Business (GB).

Staff Presentation (items d & e combined): Ashley Davis, Planner, presented the applications consistent with the staff report. Staff Recommendation: Approval.

Public Hearing: (See attachments: Sign-in Sheets). none signed in.  
Chairman Deese closed Public hearing.

Comment from applicant(s):

- Melinda Hoopaugh (Chester resident, owner of subject property):  
Owns a third property (already GB) next to these two parcels, wants to have consistent zoning for all three.

Call for a motion on item **5d: RZ-2021-0961**.

Motion to Approve by J. Barnett; 2<sup>nd</sup> by B. Levine.

Discussion: B. Levine commented that this proposed rezoning was consistent with increased commercial character of surrounding area fronting Fort Mill Highway.

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.

**e. RZ-2021-0962 Melinda Hoopaugh**

Application by Melinda Hoopaugh to rezone approximately 1 acre located at 9839 Kohut Drive (TM# 0006N-0B-008.00) from Medium Density Residential (MDR) to General Business (GB).

Staff Presentation: Ashley Davis, Planner, (see previous item.)

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

Chairman Deese closed Public hearing.

Comment from applicant(s): (no additional)

Call for a motion on item **5e: RZ-2021-0962.**

Motion to approve by J. Barnett; 2<sup>nd</sup> by B. Levine.

Discussion: **B. Levine** commented that this property fronts on Kohut Road and faces residential properties, unlike the other subject property, and he is mindful of the residents' potential concerns over commercial development. He does not support.

Called vote: T. Neely: For                      B. Levine: Against  
J. Barnett: For                      S. Hinson: For  
C. Deese: For

Vote tally: 4-1. **Motion is approved.**

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

**f. RZ-2021-0917 Jonathan Lee/Jacob Meeks**

Application by Jonathan Lee (former owner, original applicant) and Jacob Meeks (current owner) to rezone approximately 1.67 acres located at 589 Monroe Highway (TM# 0061-00-011.00) from Institutional (INS) to Low Density Residential (LDR) District.

Staff Presentation: Ashley Davis, Planner, presented the application consistent with the staff report. Staff Recommendation: Approval.

Comment from applicant(s): not present.

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

Chairman Deese closed Public hearing.

Call for a motion on item **5f: RZ-2021-0917.**

Motion to approve by S. Hinson; 2<sup>nd</sup> by B. Levine.

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.

**g. CU-2021-1167 Pavilion Development Corporation (Jiffy Lube)**

Application by Pavilion Development Corporation for a conditional use permit to allow Minor Maintenance and Repair near the intersection of Charlotte Highway and Shelley Mullis Road (TM# 0013-00-049.01).

Staff Presentation: Ashley Davis, Planner, presented the application consistent with the staff report. A revised plan has been submitted with improved shielding and cross access between sites. Staff Recommendation: Approval.

Questions to staff: B. Levine asked for clarification, whether the plan showed connection through the car wash next door. Staff affirmed that there was access.

Comment from applicant(s):

- **Jim Gamble** (Charlotte) Pavilion Development: Thanked the staff and Commission and will answer any questions.

Public Hearing: (See attachments: Sign-in Sheets). none signed in.  
Chairman Deese closed Public hearing.

Call for a motion on item **5g: CU-2021-1167**.

Motion to approve by B. Levine; 2<sup>nd</sup> by J. Barnett.

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.

**h. SD-2020-1750 Carolina Ventures 1, LLC**

Application by Carolina Ventures 1 LLC (Robert Turi) for a major preliminary plat consisting of 281 single-family detached lots located at the southeastern intersection of Van Wyck and Griffin Roads (TM#s 0019-00-027.01, 0019-00-027.02, 0019-00-029.00, 0019-00-035.00, 0019-00-025.00). The project is approximately 152.40 acres in size and is zoned Medium Density Residential.

Staff Presentation: Katie See, Senior Planner, presented the application consistent with the staff report. Staff Recommendation: Conditional Approval, subject to outstanding TRC/Evolve comments.

Questions to staff: B. Levine asked for clarification on sidewalk placement.

Comment from applicant(s):

- **Tom CruDane**, (Charlotte) Architect
- **Amy Massey**, Engineer for Kimley-Horne & Assoc.
- **Robert Turi**, Landowner/Developer
- **Bryan Linton**, Plotthound Engineering: Slide presentation (See attachment)

Questions from Commissioners: **B. Levine** commented that the Commission had seen the project evolve from first submission, and was pleased to see appropriate improvements and cooperation.

**SD-2020-1750 Carolina Ventures 1, LLC** continued

Public Hearing: (See attachments: Sign-in Sheets). none signed in.  
Chairman Deese closed Public hearing.

Call for a motion on item **5h: SD-202-1750**.

Motion to approve by B. Levine; 2<sup>nd</sup> by J. Barnett.

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

(This item does not require referral to County Council).

**i. RZ-2021-0687 S & KB Properties**

Application by S & KB Properties to rezone two parcels totaling approximately 13.25 acres located at 2329 & 2347 Charlotte Highway (TM# 0049-00-097.00 & 0049-00-096.00) from Low Density Residential (LDR) and Professional Business (PB) to General Business (GB) District to expand the existing storage building business, Space Saver Storage.

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

Comment from applicant(s):

- **Fred Brackett** (Lancaster): On behalf of his son, who runs the business. It has been open less than a year and is at capacity, this rezoning will allow them to expand the business.

Public Hearing: (See attachments: Sign-in Sheets). David Blackwell deferred to Item j.  
Chairman Deese closed Public hearing.

Call for a motion on item **5i: RZ-2021-0687**.

Motion to approve by B. Levine; 2<sup>nd</sup> by J. Barnett.

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.

**j. RZ-2021-0942 Fred & Nancy Brackett**

Application by Fred & Nancy Brackett to rezone four parcels totaling approximately 32.5 acres located at 2410, 2420, 2440 & Unaddressed Charlotte Highway (TM#s 0049-00-102.00, 0049-00-103.00, 0049-00-082.01, 0049-00-104.02) from Low Density Residential (LDR) and Professional Business (PB) to General Business (GB) District.

Staff Presentation: Katie See, Senior Planner, presented the applications consistent with the staff report. Staff Recommendation: Denial, due to acreage of subject and unspecified plans. More suited to plan submission and development agreement.

Comment from applicant(s):

- **Fred Brackett** (Lancaster): Mr. Brackett plans to purchase large corner lot to north (on Shiloh Unity) and wants to have zoning in place to allow all to be developed together.

**RZ-2021-0942 Fred & Nancy Brackett** continued

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

- **David Blackwell** (Lancaster): Mr. Blackwell owns a professional business located on a nearby corner, and is concerned about the impact development will have on already dangerous traffic patterns. Growth will need to be carefully managed. He opposes the rezoning.

Chairman Deese closed Public hearing.

Call for a motion on item **5j: RZ-2021-0942.**

Motion to approve by B. Levine; 2<sup>nd</sup> by J. Barnett.

Discussion: **B. Levine** commented that his motion was made in the interest of process, he does not support such a large rezoning without a specific purpose or plan.

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

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

**k. RZ-2021-0753 Anthony Haltom**

Application by Anthony Haltom, Sr. to rezone approximately 5.24 acres located at 10925 Pettus Farm Road (TM# 0003-00-051.00) from Low Density Residential (LDR) to Medium Density Residential (MDR) District.

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

Comment from applicant(s):

- **Brandon Pridemore**, VP of R. Joe Harris & Associates: spoke in support, thanked the Commission for their consideration, and stated he was present to answer any questions the Commission might have.

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

Chairman Deese closed Public hearing.

Call for a motion on item **5k: RZ-2021-0753.**

Motion to approve by J. Barnett; 2<sup>nd</sup> by B. Levine.

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

Rox Burhans, Development Services Director: currently on agenda for July are one preliminary plat application; one rezoning; a presentation of the Small Area Plan Extension.

b. Other

- Katie See, Senior Planner: RFP for Comprehensive Plan interviews being conducted this week.
- Chairman Deese noted that the next meeting would be the first of the new fiscal year, and election of officers should be added to agenda.

**7. ADJOURN**

Motion to adjourn by B. Levine; 2<sup>nd</sup> by J. Barnett.

Motion unanimously approved. Meeting adjourned at 7:52 p.m.



## PLANNING COMMISSION Public Hearing Sign In Sheet

### Item 3: CITIZENS' COMMENTS

For general comments only, or items not on tonight's agenda.  
Please see attached sign-in sheets for specific agenda items.

Council Chambers  
101 N. Main Street, Lancaster South Carolina  
**Tuesday, June 15, 2021**

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**

|      |                           |
|------|---------------------------|
| ✓ 1. | Waylon Wilson             |
| 2.   | <del>Helinda Hoopes</del> |
| 3.   | <del>Adam Black</del>     |
| ✓ 4. | Roger Wolford             |
| ✓ 5. | Lorie Blackmun            |



## **PLANNING COMMISSION Public Hearing Sign In Sheet**

### **Item 5a: SCHOOL IMPACT FEES**

Council Chambers  
101 N. Main Street, Lancaster South Carolina  
***Tuesday, June 15, 2021***

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## PLANNING COMMISSION Public Hearing Sign In Sheet

**Item 5b: RZ 2021-0881 Shareena Webb [Lynwood Drive Event Venue]**

Council Chambers  
101 N. Main Street, Lancaster South Carolina  
***Tuesday, June 15, 2021***

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**PLEASE PRINT**

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| ✓ 1. | Adam Blackmon |
| ✓ 2. | Gray Jackson  |
| ✓ 3. | Ayzel Lucas   |
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## **PLANNING COMMISSION Public Hearing Sign In Sheet**

**Item 5c: RZ-2021-0959 WTC of Lancaster LLC  
[Pageland Hwy & Rocky River Road]**

Council Chambers  
101 N. Main Street, Lancaster South Carolina  
***Tuesday, June 15, 2021***

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## PLANNING COMMISSION Public Hearing Sign In Sheet

**Item 5d & 5e:** RZ-2021-0961 Melinda Hoopaugh  
RZ-2021-0962 Melinda Hoopaugh

Council Chambers  
101 N. Main Street, Lancaster South Carolina  
***Tuesday, June 15, 2021***

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## PLANNING COMMISSION Public Hearing Sign In Sheet

**Item 5f: RZ-2021-0917 Jonathan Lee/Jacob Meeks**

Council Chambers  
101 N. Main Street, Lancaster South Carolina  
***Tuesday, June 15, 2021***

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## **PLANNING COMMISSION Public Hearing Sign In Sheet**

**Item 5g: CU-2021-1167 Pavilion Development Corporation (Jiffy Lube)**

Council Chambers  
101 N. Main Street, Lancaster South Carolina  
***Tuesday, June 15, 2021***

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## **PLANNING COMMISSION Public Hearing Sign In Sheet**

**Item 5h: SD-2020-1750 Carolina Ventures 1, LLC**

Council Chambers  
101 N. Main Street, Lancaster South Carolina  
***Tuesday, June 15, 2021***

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## PLANNING COMMISSION Public Hearing Sign In Sheet

**Item 5i:**    RZ-2021-0687 S & KB Properties [Rezone to GB]

Council Chambers  
101 N. Main Street, Lancaster South Carolina  
***Tuesday, June 15, 2021***

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## PLANNING COMMISSION Public Hearing Sign In Sheet

**Item 5j:**    RZ-2021-0942 Fred & Nancy Brackett [Rezone to GB]

Council Chambers  
101 N. Main Street, Lancaster South Carolina  
***Tuesday, June 15, 2021***

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| 1. | David Blackwell, esq. |
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## PLANNING COMMISSION Public Hearing Sign In Sheet

**Item 5k:** RZ-2021-0753 Anthony Haltom [Pettus Farm Road]

Council Chambers  
101 N. Main Street, Lancaster South Carolina  
***Tuesday, June 15, 2021***

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## Jennifer Bryan

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**From:** Jeff <bixbys@gmail.com>  
**Sent:** Tuesday, June 8, 2021 1:42 PM  
**To:** Jennifer Bryan  
**Subject:** RZ-2021-0881



The System couldn't recognize this email as this is the first time you received an email from this sender bixbys@gmail.com

Citizen comments for the Planning Commission for RZ-2021-0881:

I live in the subdivision directly across from the proposed 10 acre rezoning. It appears from the plan that this person is proposing to build a wedding venue on this site. I don't think noise will be a problem if the receptions are held indoors. However, it is not the best spot for the proposed entrance/exit onto Lynwood Dr. This new entrance will be on the blind side of a hill for traffic travelling north on Lynwood Dr. The current speed limit is 45 MPH, but both you and I know this is regularly exceeded. Even a vehicle travelling the speed limit will be hard pressed to stop in time for some vehicle pulling out of this proposed exit onto Lynwood Dr. I not only predict, but can guarantee there will be a lot of motor vehicle accidents because of this blind exit. I would suggest the planning commission take a short drive to this location to see what I mean.

Jeff Bixby  
2362 Ellison Cir.  
Lancaster  
(803)804-7677  
[bixbys@gmail.com](mailto:bixbys@gmail.com)

## Jennifer Bryan

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**From:** Renee Miller <millerrenee959@gmail.com>  
**Sent:** Tuesday, June 15, 2021 3:37 PM  
**To:** Jennifer Bryan  
**Subject:** 2417 Lynwood Dr RZ-2021-0881



The System couldn't recognize this email as this is the first time you received an email from this sender  
millerrenee959@gmail.com

To Whom It May Concern:

We do not want any part of the land at 2417 Lynwood Dr in Lancaster to be rezoned as commercial. This is a peaceful residential area and we want to keep it that way. We are very concerned about how much more traffic this will cause and how loud it will be. Thank you.

## Jennifer Bryan

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**From:** Adam Blackmon <blackmon\_adam@yahoo.com>  
**Sent:** Tuesday, June 15, 2021 12:19 PM  
**To:** Jennifer Bryan  
**Subject:** Public hearing notice



The System couldn't recognize this email as this is the first time you received an email from this sender  
blackmon\_adam@yahoo.com

Adam Blackmon  
2265 Lynwood Drive  
Lancaster SC 29720  
803-287-6843

RZ-2021-0881

I am opposed to the rezoning on Lynwood drive.

For starters it's a residential area.

An establishment that promotes high traffic and loud music is not what we purchased our properties for. There is a place for those types of businesses and Lynwood drive is not it.

Some families work 2nd and 3rd shift which will be affected by the operation hours of the proposed business.

Multiple families including myself also hunt the area which will be affected by the traffic and noise of the proposed business.

We enjoy our privacy and what peace and quiet we do have. Allowing businesses like this in residential areas promotes others to follow in their footsteps and we are completely opposed to it.

Also to be noted, if not for being told by family of the hearing notice, I wouldn't have known of it. The notice sign needs to be much larger for passing traffic to be able to visually see the information. And it also needs to be posted at each end of the road for people to be informed. Thank you!

# Preliminary Plat

Subdivision at Van Wyck Road and Griffin Road

MDR zoning

Carolina Ventures I, LLC (Robert Turi)

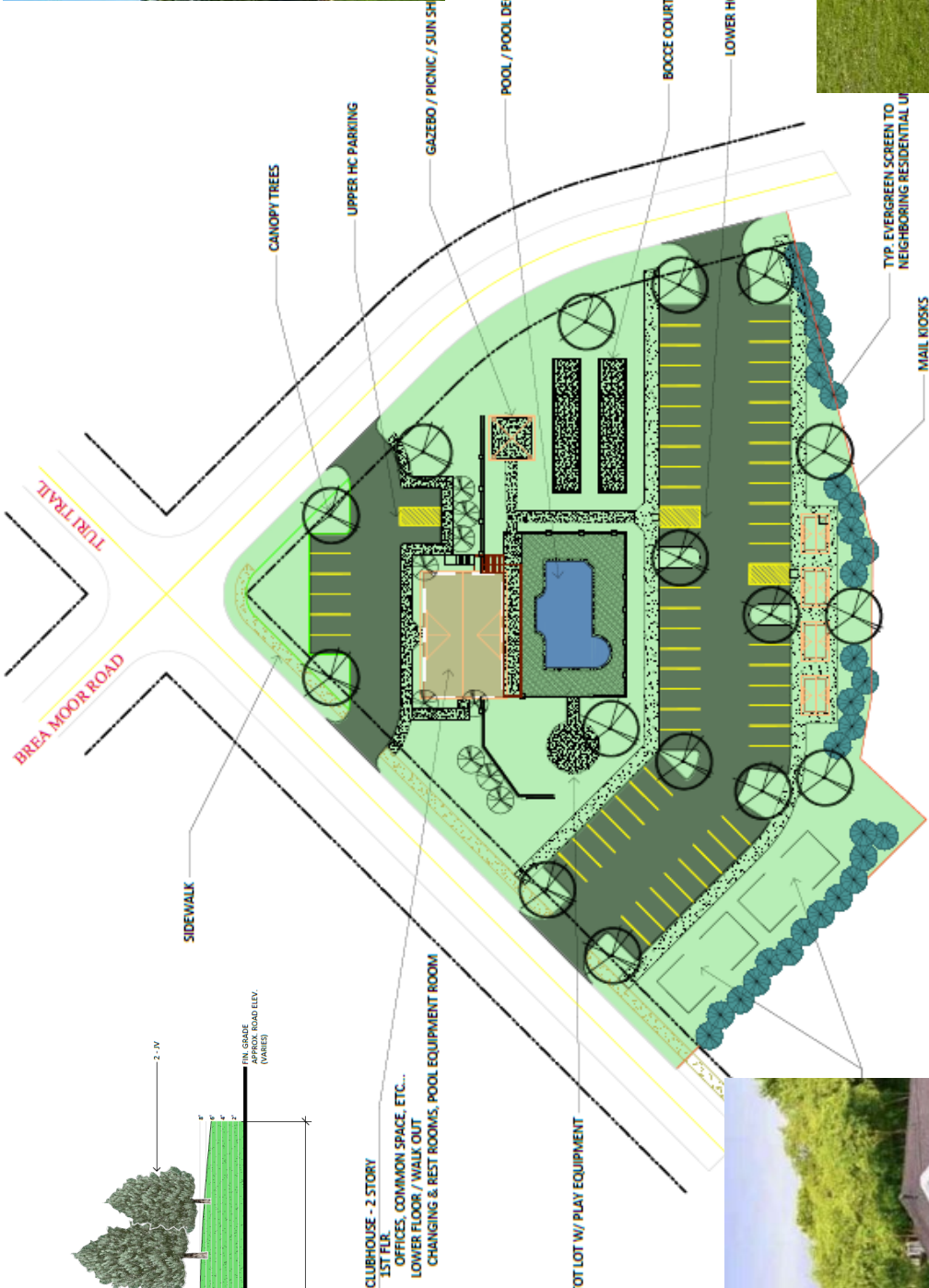
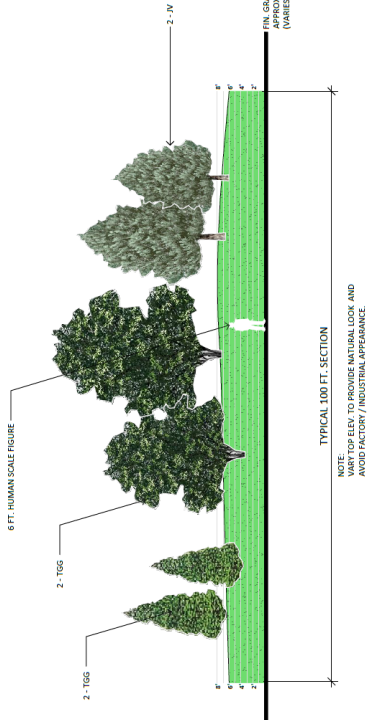
# Site Data:

- Zoning: Medium Density Residential (MDR)
- Single Family Residential Homes
- Zoning allows up to 2.5 dwelling units per acre, project proposes approximately 1.8 dwelling units per acre
- Adjacent land: MDR and RN – Residential Uses
- Site area: 152.4 Acres
- Common Open Space: +/- 45 acres



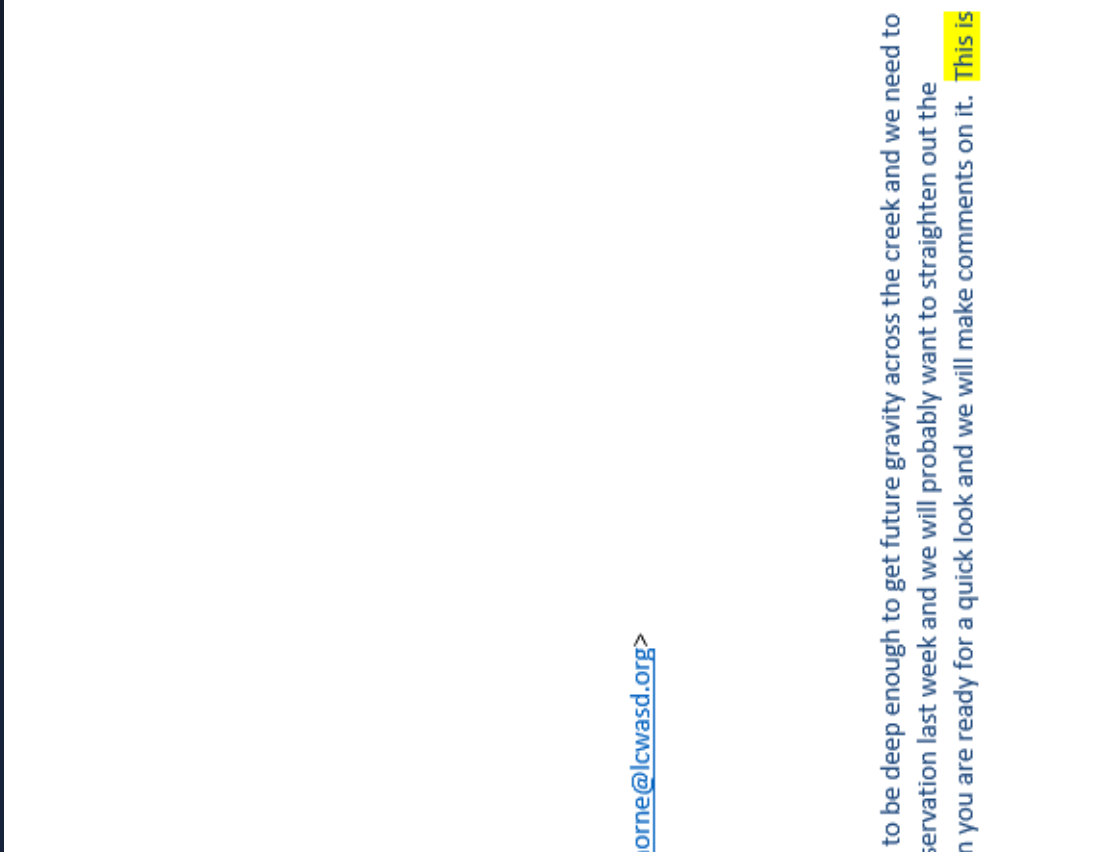
# Site Features:

- Natural areas –
  - Streams with buffers
  - Wooded areas with walking trails throughout
- Amenity Areas –
  - Pool with Cabana – 1.5 acres
  - Park Area –  $\frac{3}{4}$  Acre Exercise/sports/playground
  - Possible Dog Park / Sitting area along walking trail
- Privacy Berms and Wooded Buffers



# Off-Site Improvements

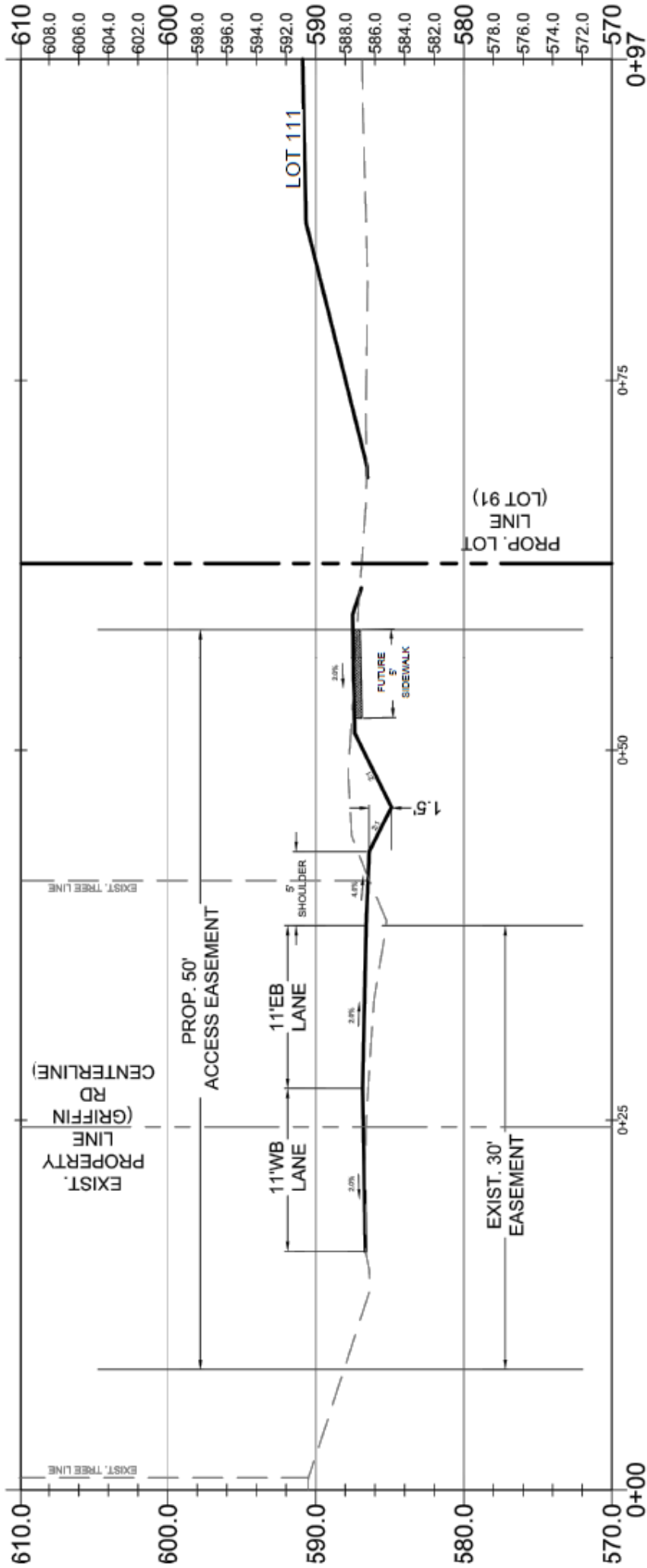
- Two new Left Turn Lanes on Van Wyck Road, onto Griffin Road and into Neighborhood.
- Intersection Improvements to Van Wyck / Hwy 521 Intersection
  - Double left-turn lanes and dedicated right turn lane per approved TIA
- New 4,400 LF - 18" Force Main proposed to relieve capacity on regional 20" sewer force main running up Hwy 521
  - Phase 1 of LCWSD master plan
- New gravity sewer main to serve subdivision, connect to existing pump station.
  - New allocated LCWSD parcel in project will serve future growth to the East of this project
- Widen Griffin Road along project boundary and provide additional access easement for County from 30' to 50' on Project side.



We are on board in general with your layout. The pump station will need to be deep enough to get future gravity across the creek and we need to see the grading plan but anticipate that it will work out based on our conservation last week and we will probably want to straighten out the driveway but it appears this should work. Send us your grading plan when you are ready for a quick look and we will make comments on it. This is good enough for your preliminary plat submittal.

Tim Kiser

# Griffin Road Cross Section:



**GRIFFIN ROAD**  
PROP. 50' COUNTY ACCESS EASEMENT  
TYPICAL CROSS-SECTION

SCALE:  
1" = 8' HORIZONTAL  
1" = 8' VERTICAL

Exist. Van  
Wyck Rd /  
Hwy 521 Int:



# Prop. New Van Wyck Rd / Hwy 521 Int:



Hwy 521

Van Wyck Road

