



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

MINUTES
Lancaster County Planning Commission
May 5, 2022 5:00 p.m.

Chairman Deese called the meeting to order at 5:00 p.m.

1. ROLL CALL: Quorum is present (5 Commissioners)

Commissioners Present:

Tamecca Neely Ben Levine James Barnett
Sheila Hinson Charles Keith Deese

Absent: Alan Patterson

No appointment has yet been made to fill District 5 seat.

Staff Present:

Rox Burhans Clerk: Jennifer Bryan
Ashley Davis

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.

2. APPROVE AGENDA

Chairman Deese called for a motion to approve the Agenda.

Motion to Amend Agenda to defer items **5a: RZ-2022-0387** and **5b: DA-20220387** (Arbor Walk Rezoning and Development Agreement respectively) per applicant's request, by James Barnett; 2nd by Sheila Hinson.

Discussion: no questions.

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

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

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

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

Chairman Deese opened the floor to comments from the public. None signed in; floor was closed to Citizens' Comments.

4. **APPROVE MINUTES**

a. **March 15, 2022 Regular Minutes**

Item forwarded to this agenda: insufficient votes for a quorum at 4/7/2022 and 4/19/2022 meetings.

Chairman Deese called for a motion to approve; Commissioner Levine noted that both he and Sheila Hinson had been absent for the March 15, 2022 meeting, therefore there were insufficient votes for a quorum. **Item is deferred to May 17, 2022 meeting.**

b. **April 19, 2022 Regular Minutes**

Chairman Deese called for a motion to approve April 19, 2022 Regular Minutes as written. Motion to Approve by Ben Levine; 2nd by Sheila Hinson. Commissioner Neely abstains as absent from the meeting in question.

Called vote: 4:0. **Motion approved.**

5. **PUBLIC ITEMS**

a. **RZ-2022-0387 Arbor Walk**

Application by Arbor Walk, LLC to rezone approximately 112.5 acres located at or adjacent to 2991 Vance Baker Road (TM# 0009-00-015.00) from Low Density Residential (LDR) to Medium Density Residential- Cluster Subdivision Overlay (MDR-CSO) to create a 233-lot single-family residential development.

APPLICANT REQUESTED DEFERRAL TO JUNE 21, 2022

b. **DA-2022-0387 Arbor Walk**

Application by Arbor Walk, LLC for a Development Agreement for approximately 112.5 acres located at or adjacent to 2991 Vance Baker Road (TM# 0009-00-015.00) to create a 233-lot single-family residential development. [*Presented conjointly with item b) DA-2022-0387*]

APPLICANT REQUESTED DEFERRAL TO JUNE 21, 2022

c. **RZ-2022-0355 Couch**

Application by Robert Glenn Couch to rezone approximately 0.728 acres located at or adjacent to 547 Old Dixie Road (TM# 081D-0B-011.00) from Rural Neighborhood (RN) to General Business (GB), to allow construction of a salon and boutique.

Staff Presentation: Rox Burhans, Development Services Director, presented the application consistent with the staff report by Robert Tefft.

Staff Recommendations: Approval (no conditions).

Questions to staff: none.

Comment from applicant(s): not present.

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

[NOTE: Public Hearing was inadvertently skipped; Chairman Deese returned to this item for Public Hearing after item 5d was presented.]

Chairman Deese called for a motion on item 5c: **RZ-2022-0355**.

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

Discussion:

T. Neely asked if in cases such as this where the Future Land Use designation (Urban or Transitional) reflects potential annexation to City of Lancaster, there was any conversation with City planners. **R. Burhans** responded that the City does not at present have a Comprehensive Plan with Future Land Use designations, so such conversations do not routinely take place, but that in cases where annexation might further the applicant's proposed use, staff does encourage applicants to consult with City planning and zoning. City representatives are involved in aspects of the current Comprehensive Plan update, and the cooperative role may expand in the future.

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.

d. RZ-2022-0412 Coulston

Application by Earl Coulston to rezone approximately 43.67 acres located at or adjacent to the southeast corner of Fork Hill Road and Little Dude Avenue (TM# 0141-00-024.00) from High Density Residential (HDR) to Medium Density Residential (MDR) district, for the purpose of creating a single-family residential development.

Staff Presentation: Ashley Davis, Senior Planner, presented the application consistent with the staff report. Staff Recommendations: Approval (no conditions).

Questions to staff:

B. Levine asked if staff knew why the parcel was zoned HDR. A. Davis responded that remaining documentation suggests that there were proposals or discussions at the time to develop the property as workforce housing for Haile Gold Mine. Chairman Deese confirmed that such use had been proposed but that developers never actually submitted plans subsequent to those discussions.

Comment from applicant(s): [See 2 attached letters from Town of Kershaw]

Dale Robertson (Kershaw SC): Mr. Robertson is a partner in R & C Investments, owns the property with Mr. Coulston. He provided copies of letters from the Town of Kershaw regarding utility infrastructure and the town government's support for the proposed project, and described the pressing need for housing in the Kershaw area.

Questions from Commissioners:

S. Hinson agreed that there is a desperate need for housing in Kershaw.

Public Hearing: (See attachments: Sign-in Sheets). None signed in.
Chairman Deese closed Public hearing and called for a motion on item 5d:
RZ-2022-0412.

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

Discussion: none.

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.

6. NEW BUSINESS

a. Overview of Next Month's Agenda;

Rox Burhans reviewed upcoming agenda for May 17, 2022:

One large rezoning with associated DA [Two Capital Partners a/k/a Tadlock, RZ/DA-2021-2803] and another smaller rezoning [RZ-2022-0672 Purser]. The Interim Ordinance [UDO-TA-2021-2980] will be presented at the June 2 meeting, to be held as a voting meeting for that purpose.

- Chairman Deese asked that an agenda item for May 17 be created under New Business for general discussion of the Interim Ordinance

b. Other

Comprehensive Plan Presentation: [see attached images of presentation slides]
Representatives from Benchmark (consultants) presented baseline data research and results of survey, and discussed the process going forward.

7. ADJOURN

Motion to Adjourn by James Barnett; 2nd by Ben Levine. Approved by unanimous consent. Meeting adjourned at **5:57 PM.**



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 3: CITIZEN'S COMMENTS

General Comments or comments on matters not on tonight's agenda.



Council Chambers
101 N. Main Street, Lancaster South Carolina
Thursday, May 5, 2022

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.
2.
3.
4.



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5c: RZ-2022-0355 Couch

Application by Robert Glenn Couch to rezone approximately 0.728 acres located at or adjacent to 547 Old Dixie Road (TM# 081D-0B-011.00) from Rural Neighborhood (RN) to General Business (GB), to allow construction of a salon and boutique.

A handwritten signature in black ink, appearing to be "Robert Glenn Couch", is written over the signature line.

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PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5d: RZ-2022-0412 Coulston

Application by Earl Coulston to rezone approximately 43.67 acres located at or adjacent to the southeast corner of Fork Hill Road and Little Dude Avenue (TM# 0141-00-024.00) from High Density Residential (HDR) to Medium Density Residential (MDR) district, for the purpose of creating a single-family residential development.

A handwritten signature in black ink, appearing to be "Earl Coulston", is written over a circular stamp or seal.

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101 N. Main Street, Lancaster South Carolina
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PLEASE PRINT

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2.
3.

TOWN OF KERSHAW

*Continued Progress,
A Goal*



*Community Pride,
A Reality*

Monday, December 13, 2021

Earl Coulston
8332 Regent Parkway
Fort Mill, SC 29715

Dear Mr. Coulston,

This letter is to inform you that the Town of Kershaw has the capacity to provide sewer services for your proposed improvements to the property located at the corner of Little Dude Ave. and Fork Hill Road, parcel ID number 0141-00-024.00. It is the towns understanding the proposed usage for this property is to build 115 single family residences. The Town of Kershaw has the capacity to provide sewer services if the following conditions are met:

1. The owner/developer agrees to fund all cost associated with upgrade and/or installation of new sewer infrastructure to include but not limited to the upgrade and or installation of existing infrastructure such as force main lines and existing sewer lines.
2. The owner/developer agrees to fund all cost associated with upgrade and/or installation of new pump/lift stations.
3. The owner/developer/engineer shall provide the town with all engineering drawings or maps at no cost to the town.
4. All executed easements necessary for the installation of the system(s) shall be dedicated to the Town of Kershaw at no cost prior to acceptance. Certified plats shall be provided to the Town of Kershaw when requested.
5. No liability whatsoever for injuries/damages resulting from system(s) installation shall be transferred to the Town and the owner/developer/engineer shall keep in force and effect all necessary liability insurance necessary to indemnify the Town should it be sued for such.
6. The developer will provide the names and contact details of all contractors responsible for the installation of the system(s).

To reiterate, The Town of Kershaw Wastewater Treatment Plant does have the capacity to provide services for the current proposed number of units for this project. Should the details of the project change, please communicate these changes to us as soon as possible so that we can reevaluate capacity.

Please feel free to contact me with any questions or concerns.

Sincerely,

Ryan McLemore
Administrator
Town of Kershaw

TOWN OF KERSHAW

*Continued Progress,
A Goal*



*Community Pride,
A Reality*

Lancaster County Planning Commission
P.O. Box 1809
Lancaster, SC 29720

RE: RZ-2022-0412

Dear Commissioners,

The Town of Kershaw would like to express its support for the rezoning of property located at the corner of Fork Hill Rd. and Little Dude Ave., (TM# 0141-00-024.00). Although this property is not located within the cooperative limits of the town of Kershaw, we believe the planned development will have a significant impact not only for the Town of Kershaw but for the southern end of Lancaster County as well. This area is in dire need of more housing, and this will be a welcoming venture.

Thank you all for your time and consideration on this rezoning issue.

Sincerely,

Ryan McLemore
Administrator
Town of Kershaw

Lancaster 2040

COMPREHENSIVE PLAN



Planning Commission Meeting
May 5, 2022

Purpose of the Plan

- Community Vision for the Future of Lancaster County
- Guide for land use and development throughout the County
- Guide for capital investments and community initiatives
- Compliance with the Comprehensive Planning Enabling Act of 1994
- Particular focus on:

Growth Management Strategies	Recreation and Open Space
Transportation	Economic Development
Loss of Agricultural and Rural Lands	Community Beautification
Natural Resource Extraction	Panhandle, Greater Lancaster, Southern Lancaster

Steering Committee Guidance

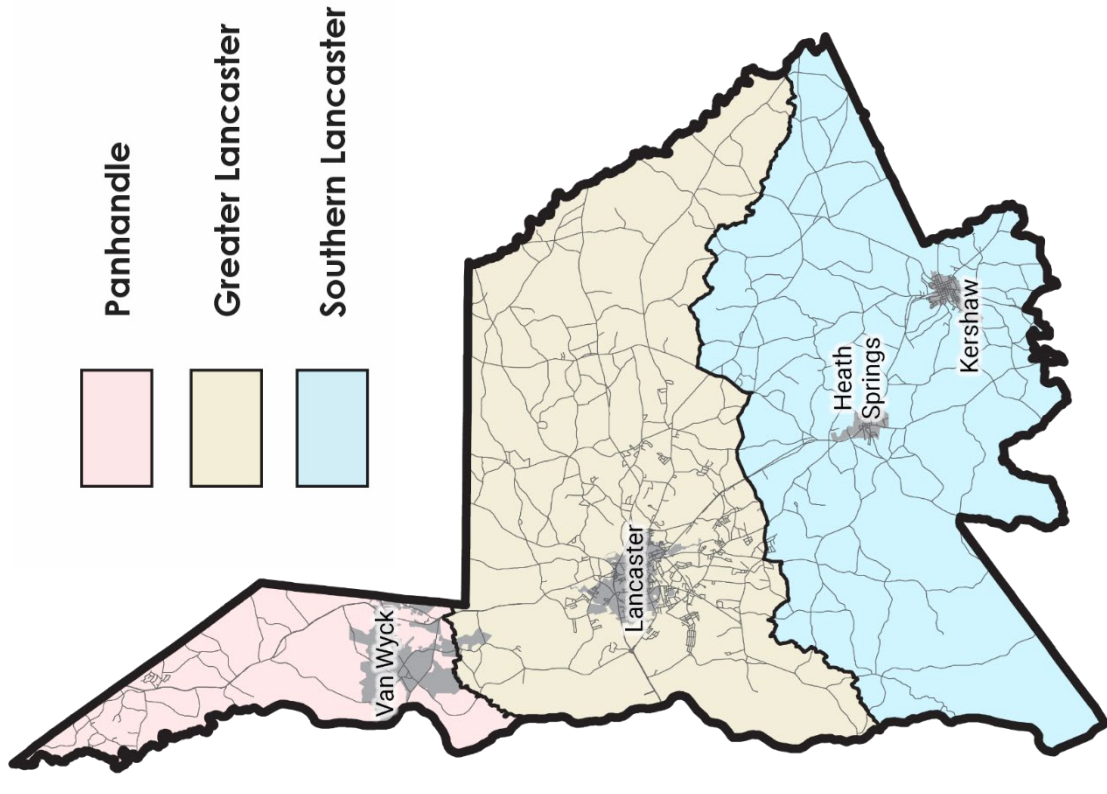
- 15 members appointed by the County Council
- Intended to act as an advisory body to the consultant and County staff
- Review and discuss information, ideas, and recommendations
- Assist with public outreach and engagement
- Give final recommendation to the Plan prior to advancing to the Planning Commission and County Council
- Will meet approximately 12 times during the process



Have already
held 4 meetings

Planning Areas

- 3 Distinct Geographic Areas
- Panhandle, Greater Lancaster, Southern Lancaster
- Planning Area Focus Groups for Each Area
- One member from each Focus Group on Steering Committee
- Provide specific input on the Planning Areas as the process moves forward
- Will meet approximately 5 times with each Focus Group



Scope of Work and Timeline

- **5 major phases to be completed over 21 months**

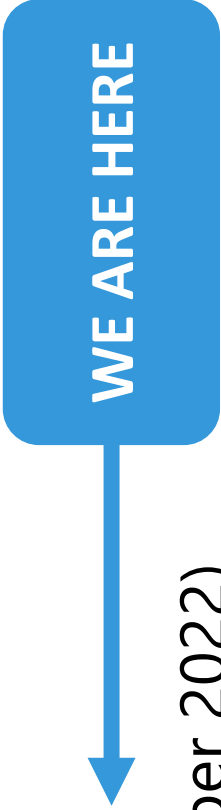
- Baseline Review (March 2022)

- Key Topic Exploration (September 2022)

- Prepare Area Plans (November 2022)

- Prepare Full Plan (March 2023)

- Adoption Process (Adopted by July 2023)



WE ARE HERE

Public Engagement Plan

- Steering Committee Engagement (12x)
- Focus Group Engagement (5x – for each Planning Area)
- Planning Commission (4x)
- County Council (6x)
- Listening Sessions
- General Public Meetings (10x)

Listening Sessions

- Approximately 40 people were interviewed in small groups
 - February 10th & 11th in-person
 - February 23rd & 24th by phone
- Variety of Groups and Expertise
 - Public Works, EMS, Coroner's Office, MUSC (Hospital), Non-Profit Groups, Sheriff, Emergency Management, Developers, County Schools, USC Lancaster, County Planning / Development, Utility Providers, Parks and Recreation, Economic Development, City of Lancaster, Town of Van Wyck

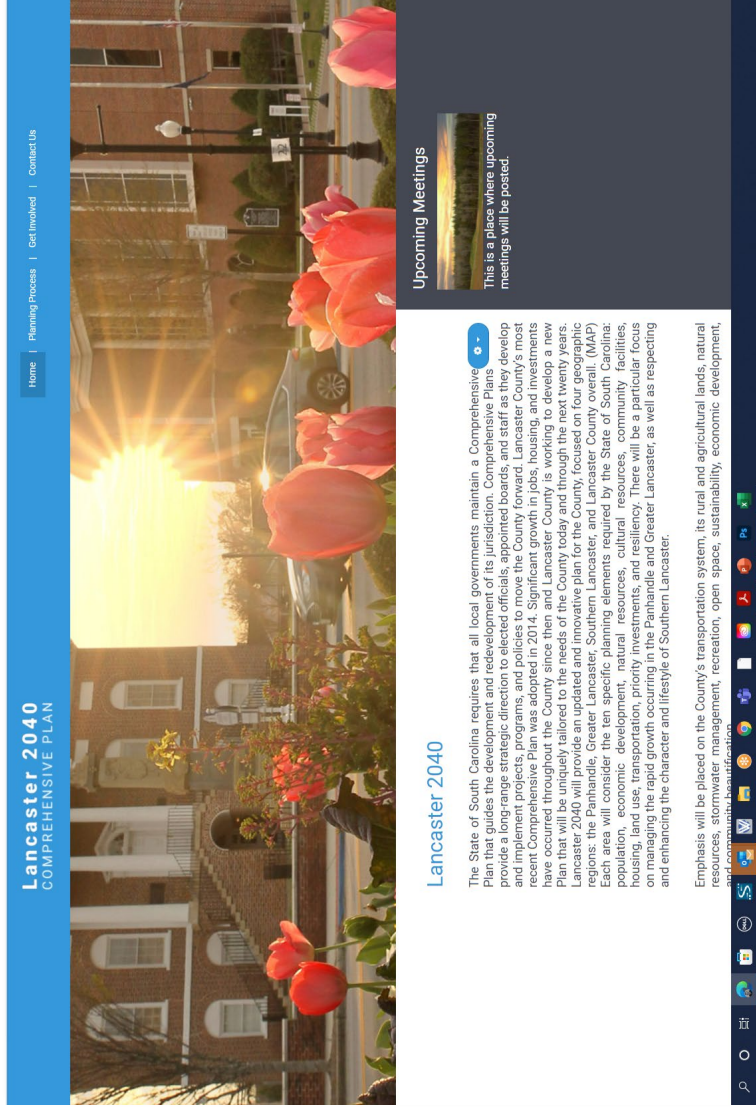
Public Outreach

- **Digital Engagement**

- Website (Lancaster2040.com)
- Project Updates
- Community Survey
- Interactive Engagement Tools
- Social Media
- Email Lists

- **Traditional Outreach**

- Local media outlets
- Press Releases



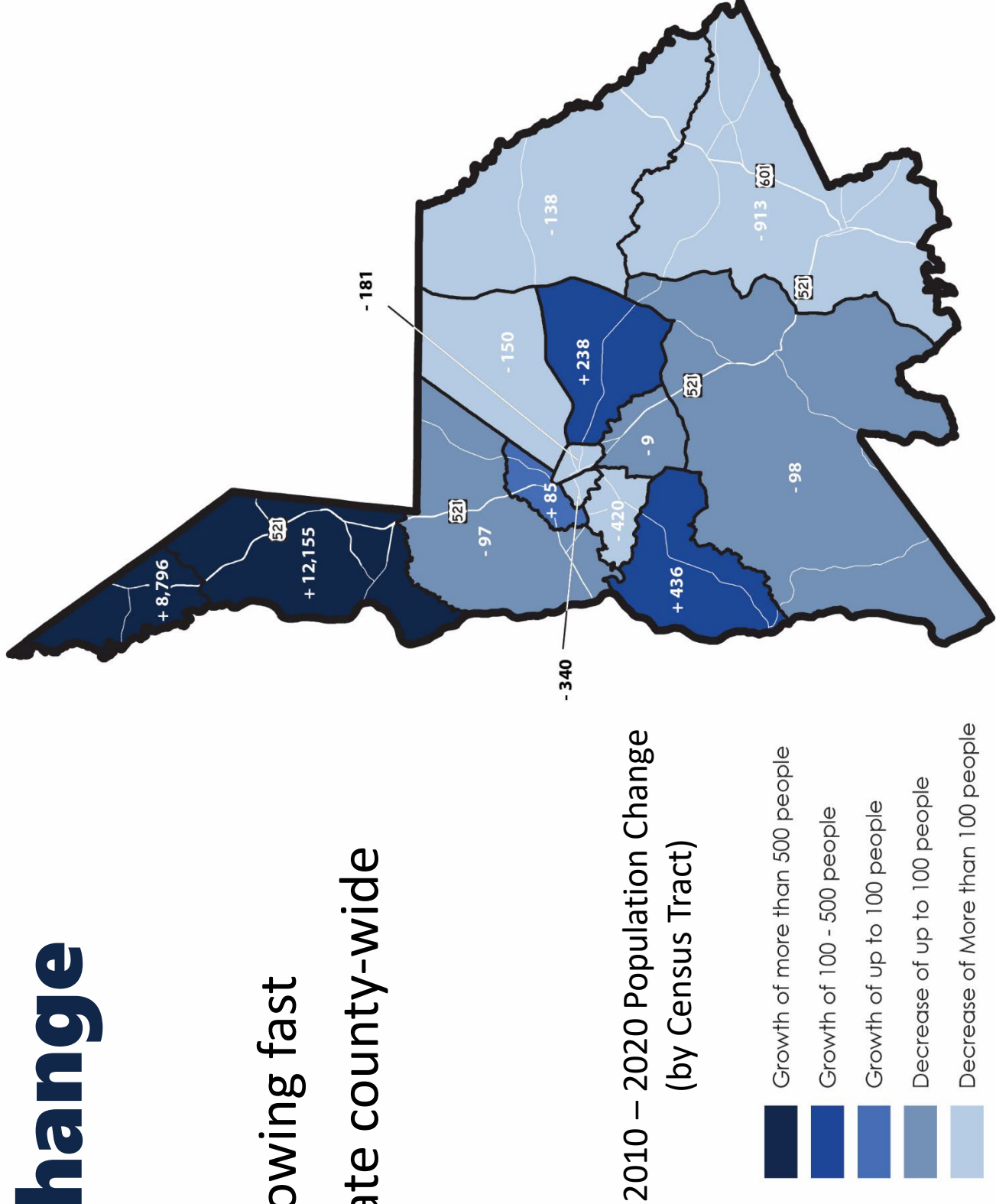
Public Engagement Updates

- Online Engagement
 - 1,945 survey participants
 - 3,637 website views
 - 1,172 unique users visited Lancaster2040.com
 - 112 people have joined the email update list
 - 8,500 people reached through Facebook ads
 - 850 actual engagements through Facebook

Baseline Information Review

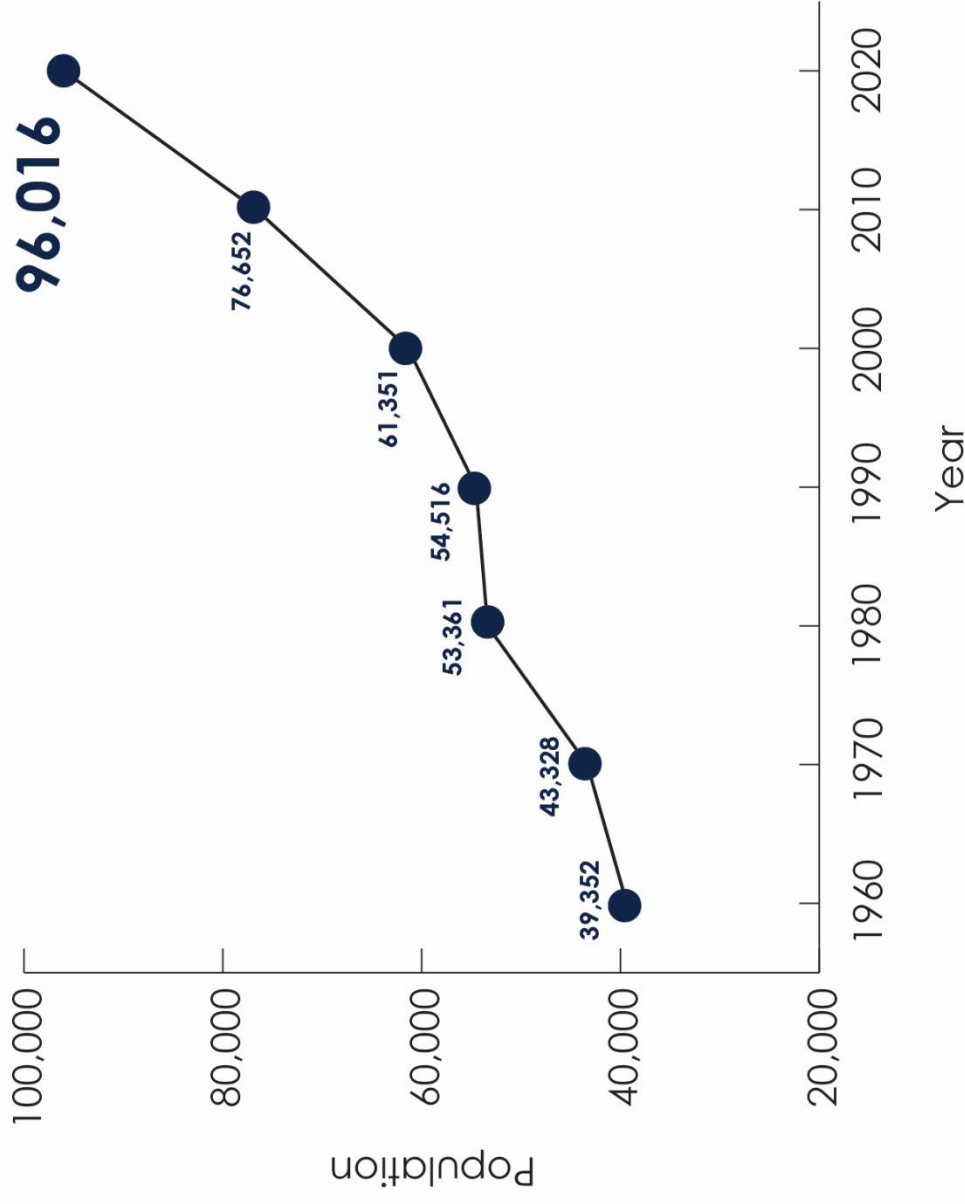
Population Change

- The County as a whole is growing fast
- Although not at the same rate county-wide



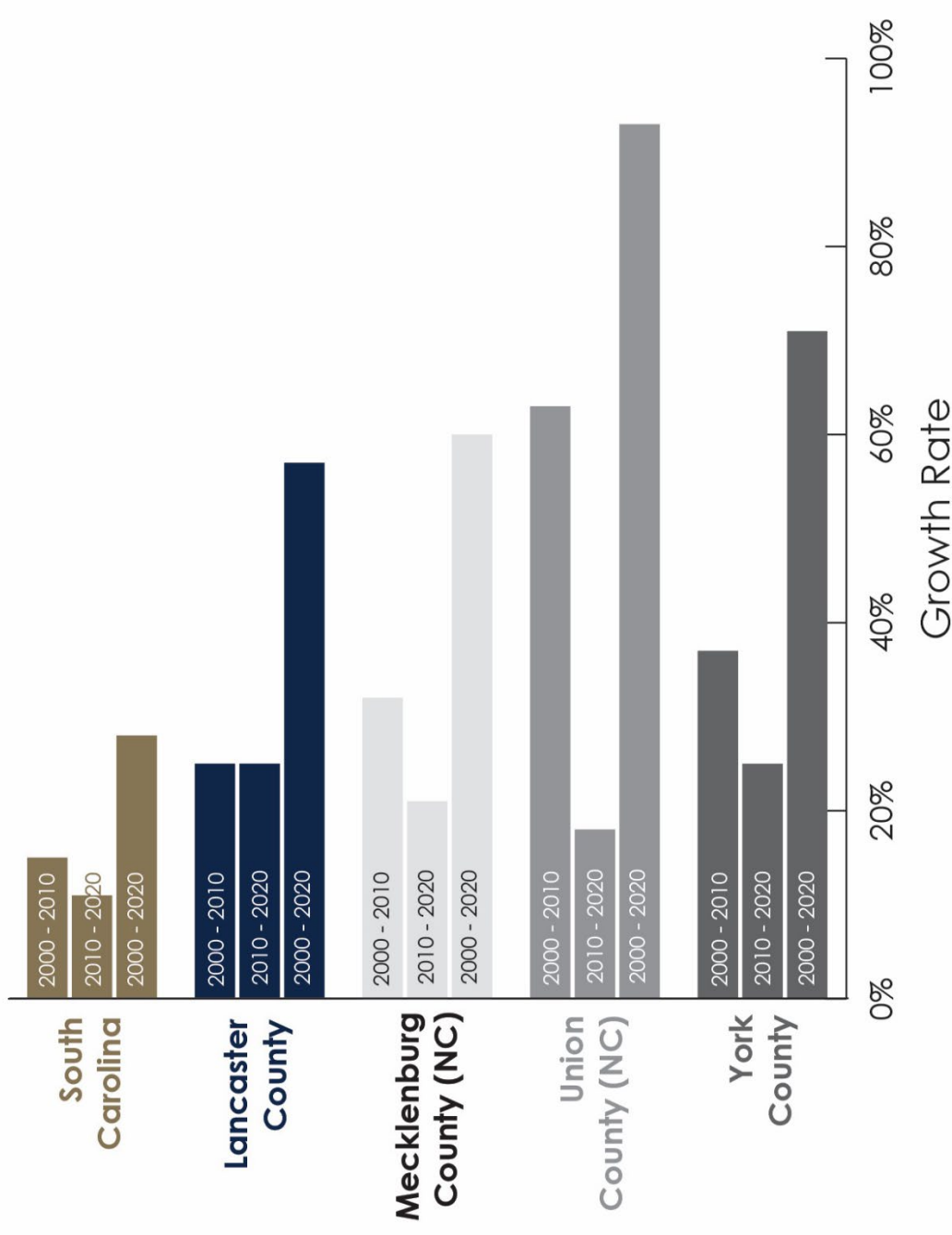
Population Change

- 56,600+ new residents in 50 years
- Greatest growth occurring in last 20 years

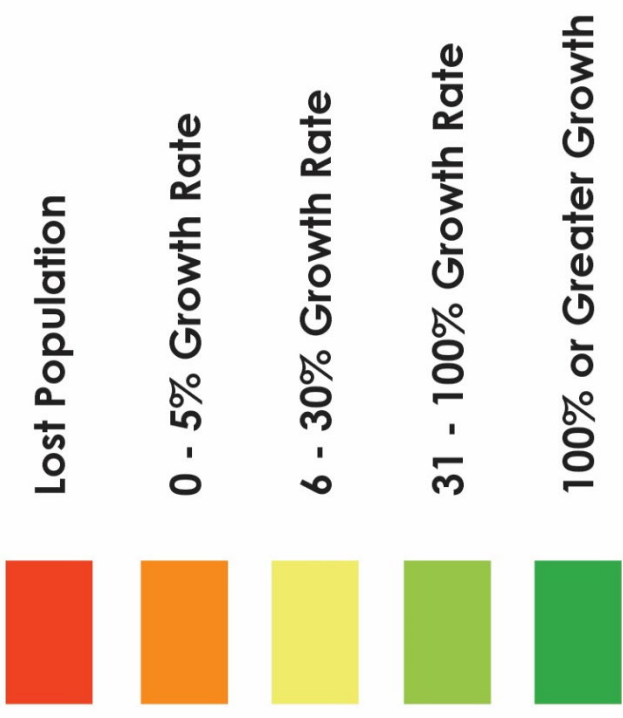


Population Growth Comparisons

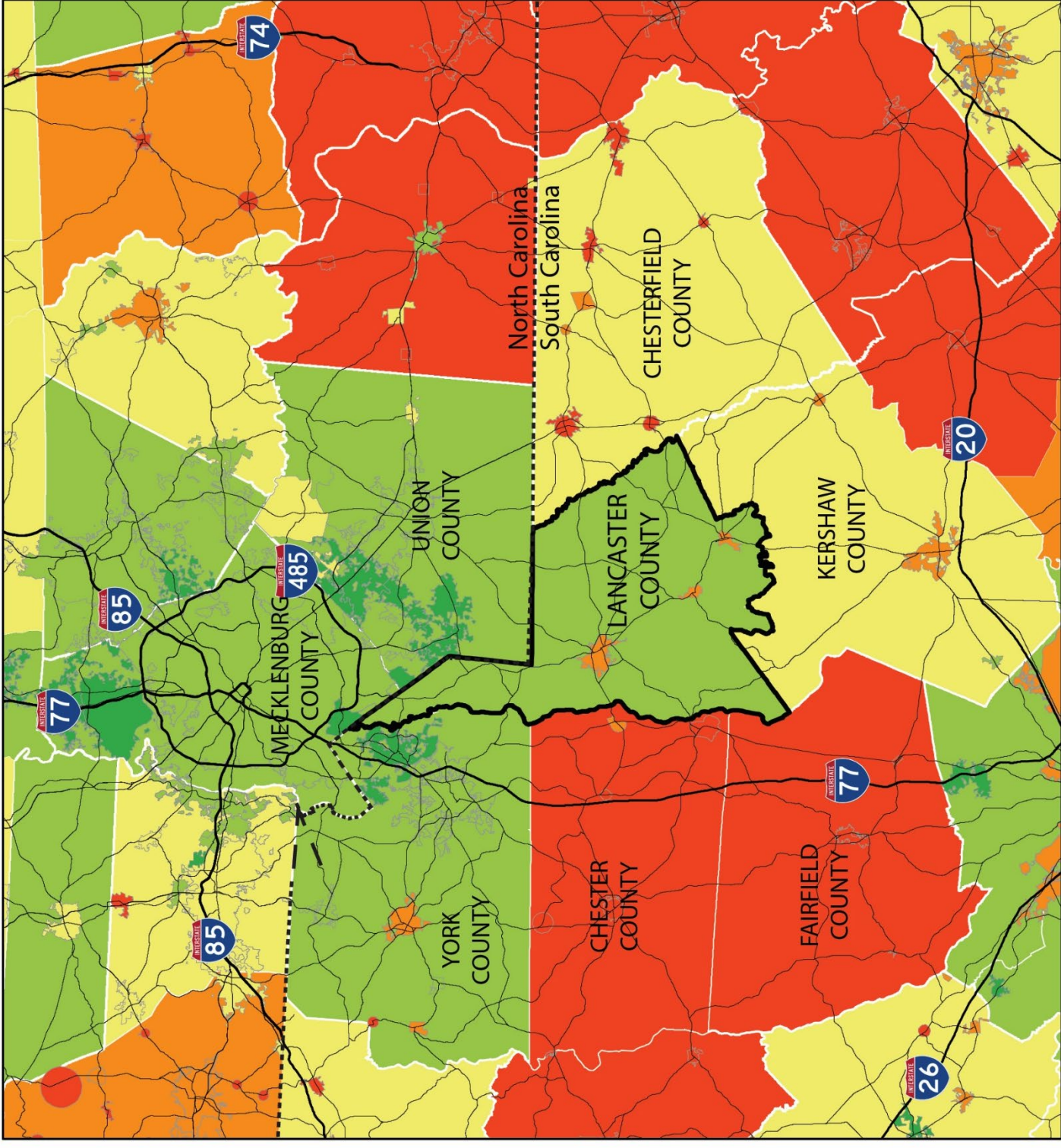
- Population growth rate around 60% in last 20 years
- Generally comparable to the region as a whole
 - Slightly ahead from 2010 - 2020
- Growing twice as fast as the State



2000 - 2020 Population Change

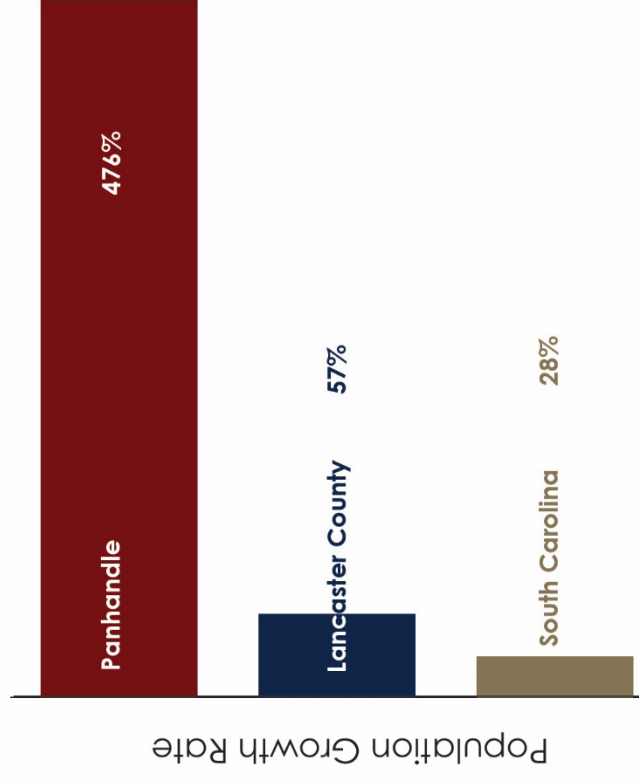
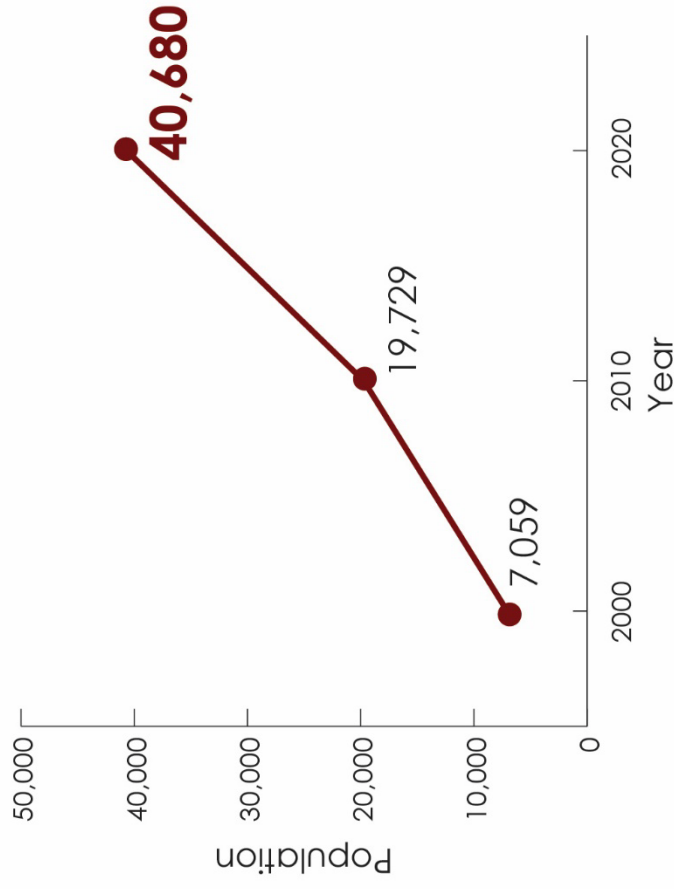


Regional Population Change



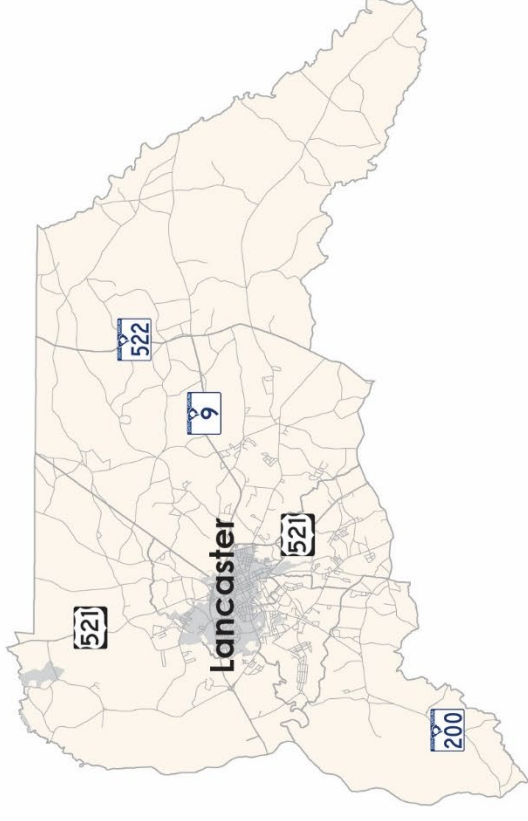
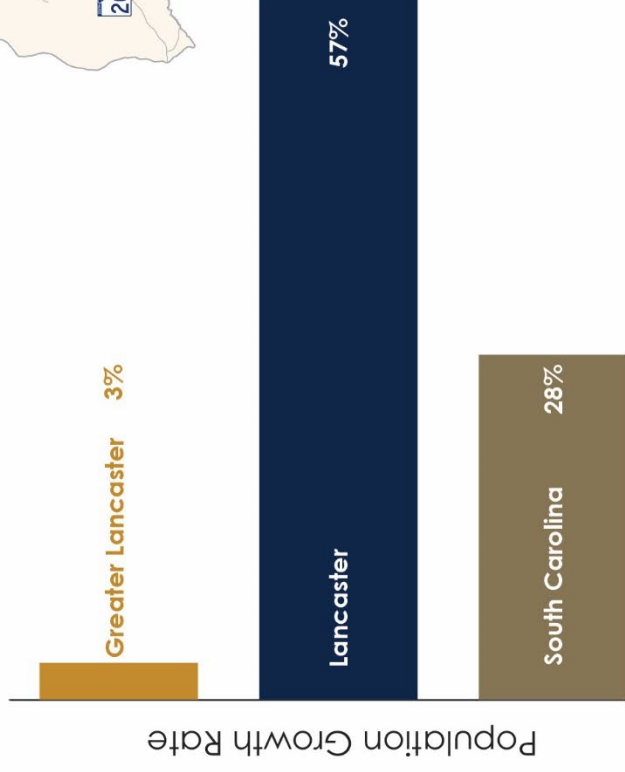
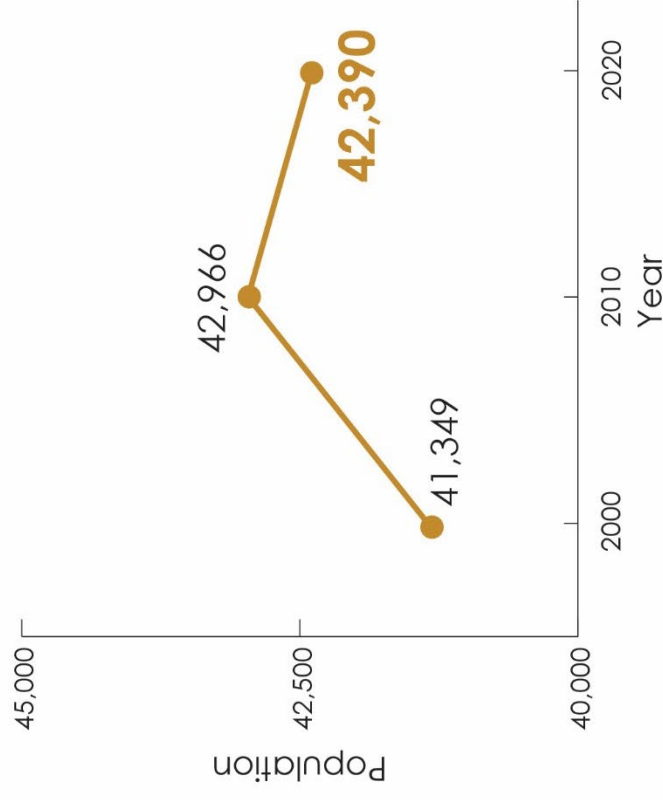
Panhandle Population

- Fastest growing region in the County
- 33,000+ new residents in 20 years



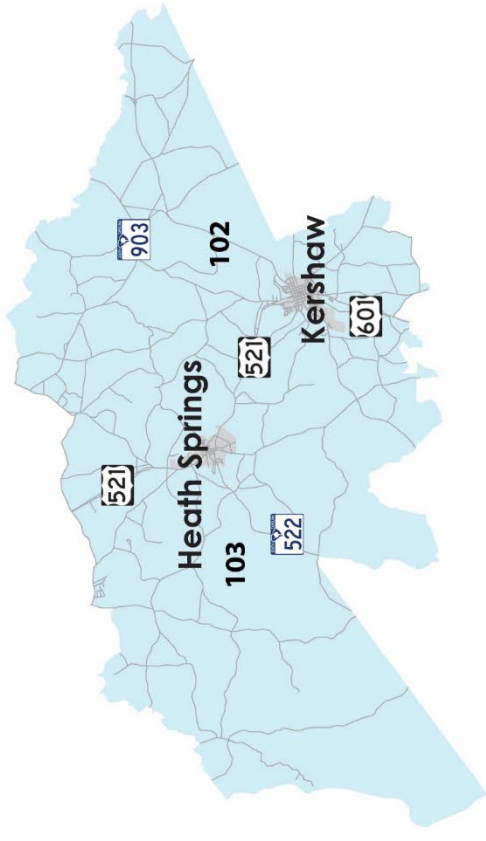
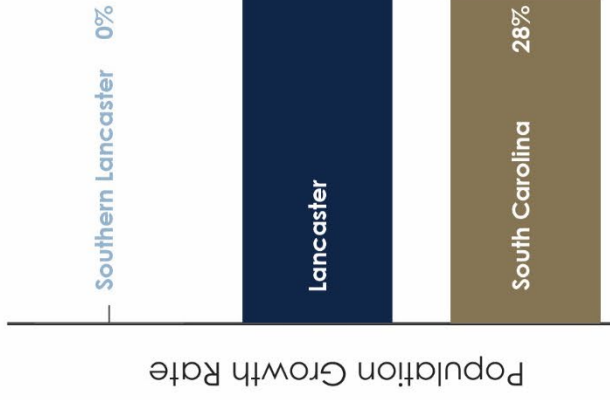
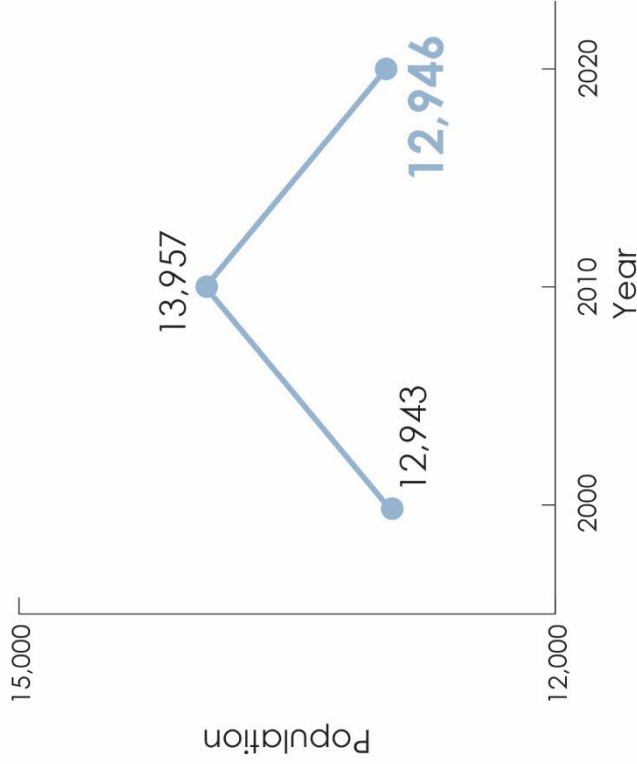
Greater Lancaster Population

- 1,000+ new residents in 20 years

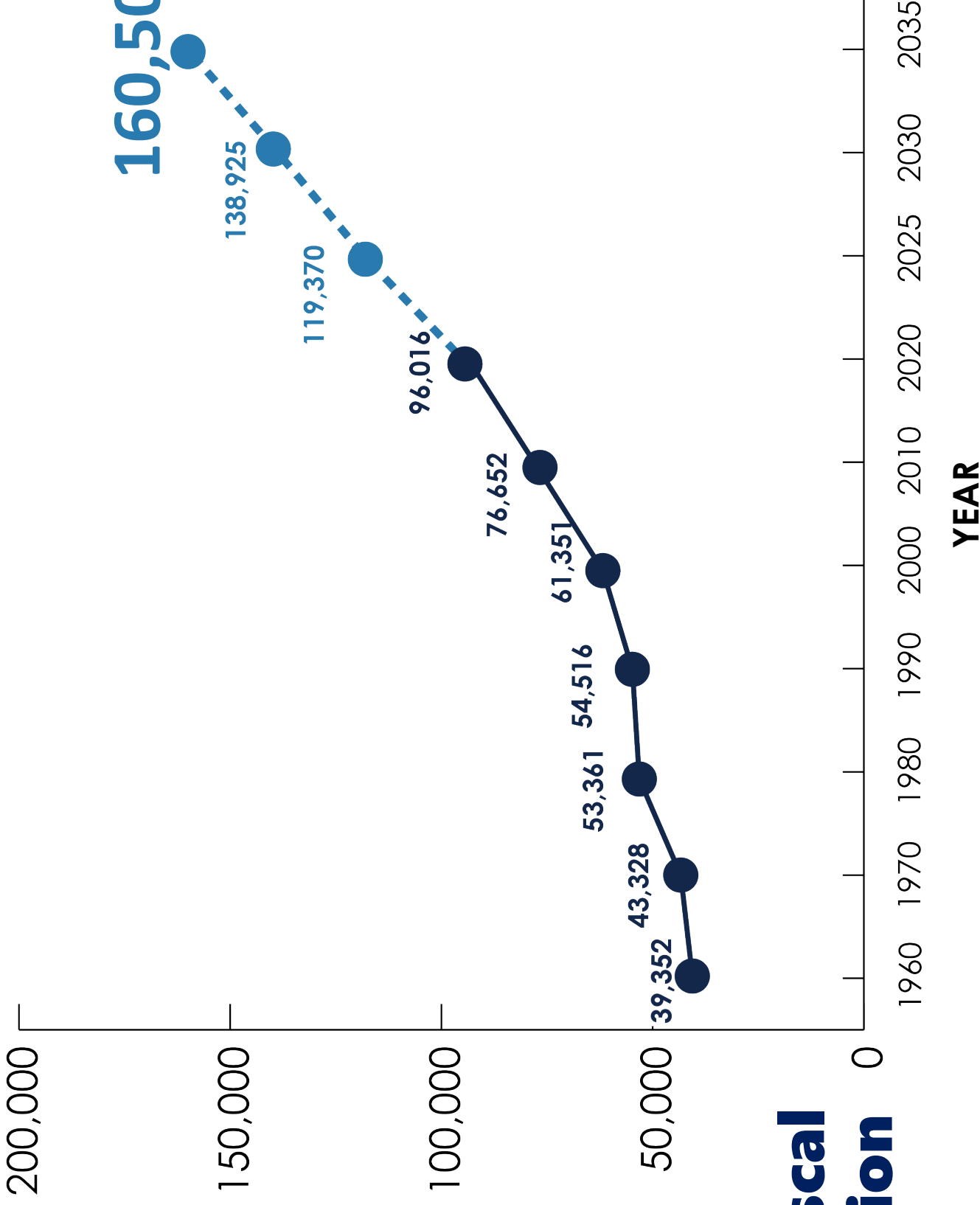


Southern Lancaster Population

- Static Population for 20 Years

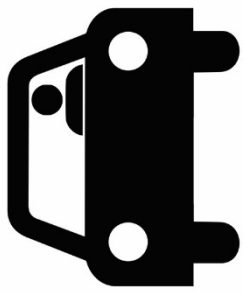


LANCASTER COUNTY POPULATION

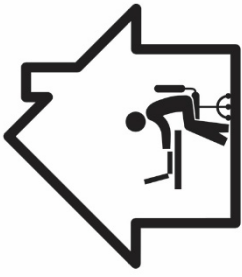


SC Dept. of Revenue and Fiscal Affairs Population Projection

Where do people travel to work?



84.4%
DROVE ALONE
TO WORK

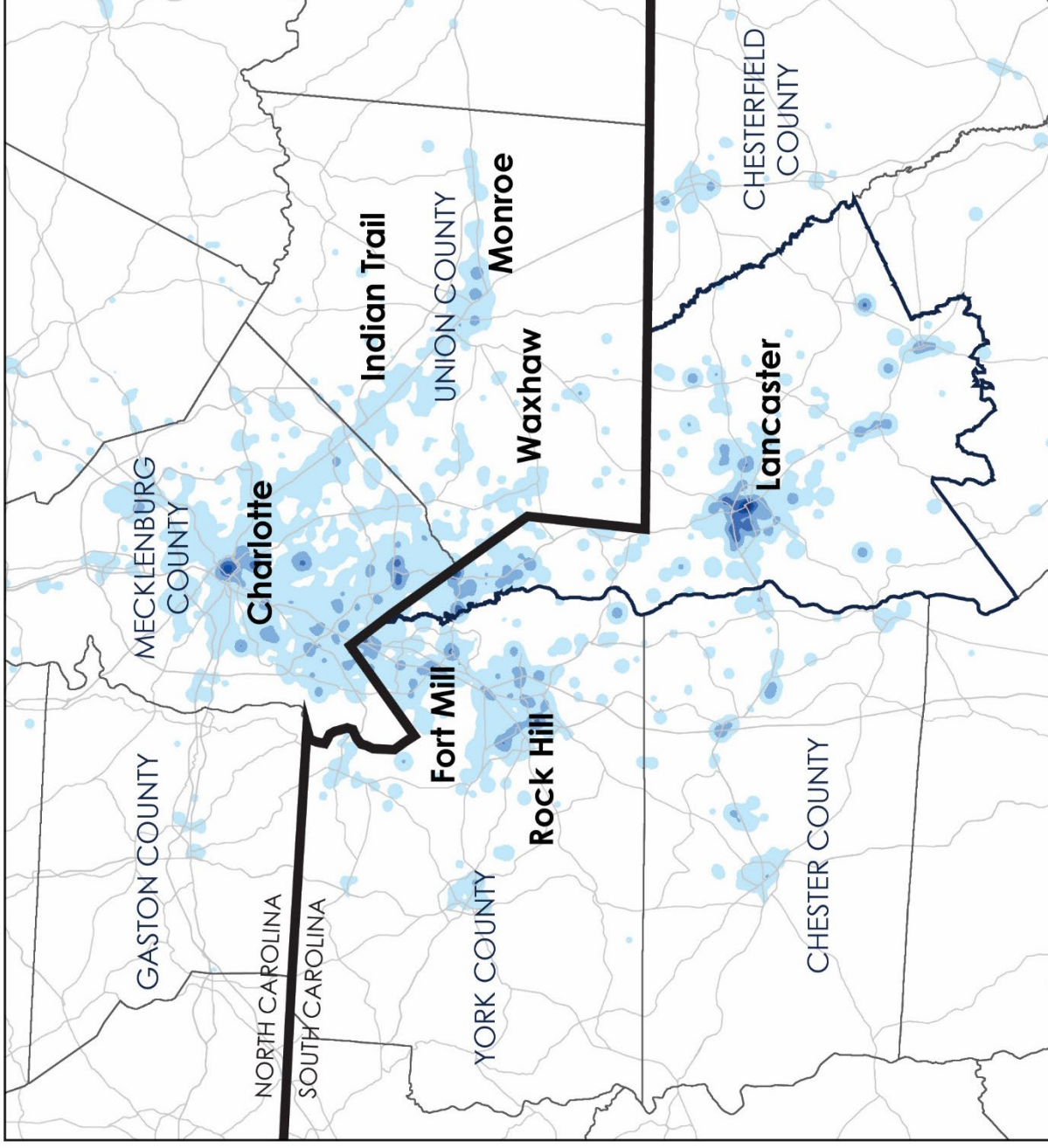
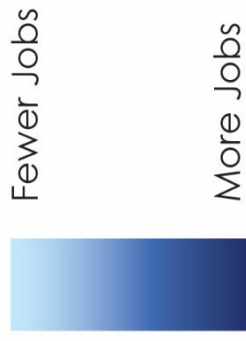


6.1%
WORKED FROM
HOME

30.5
minutes

AVERAGE
COMMUTE

LOCATION OF
EMPLOYMENT



County Commutes



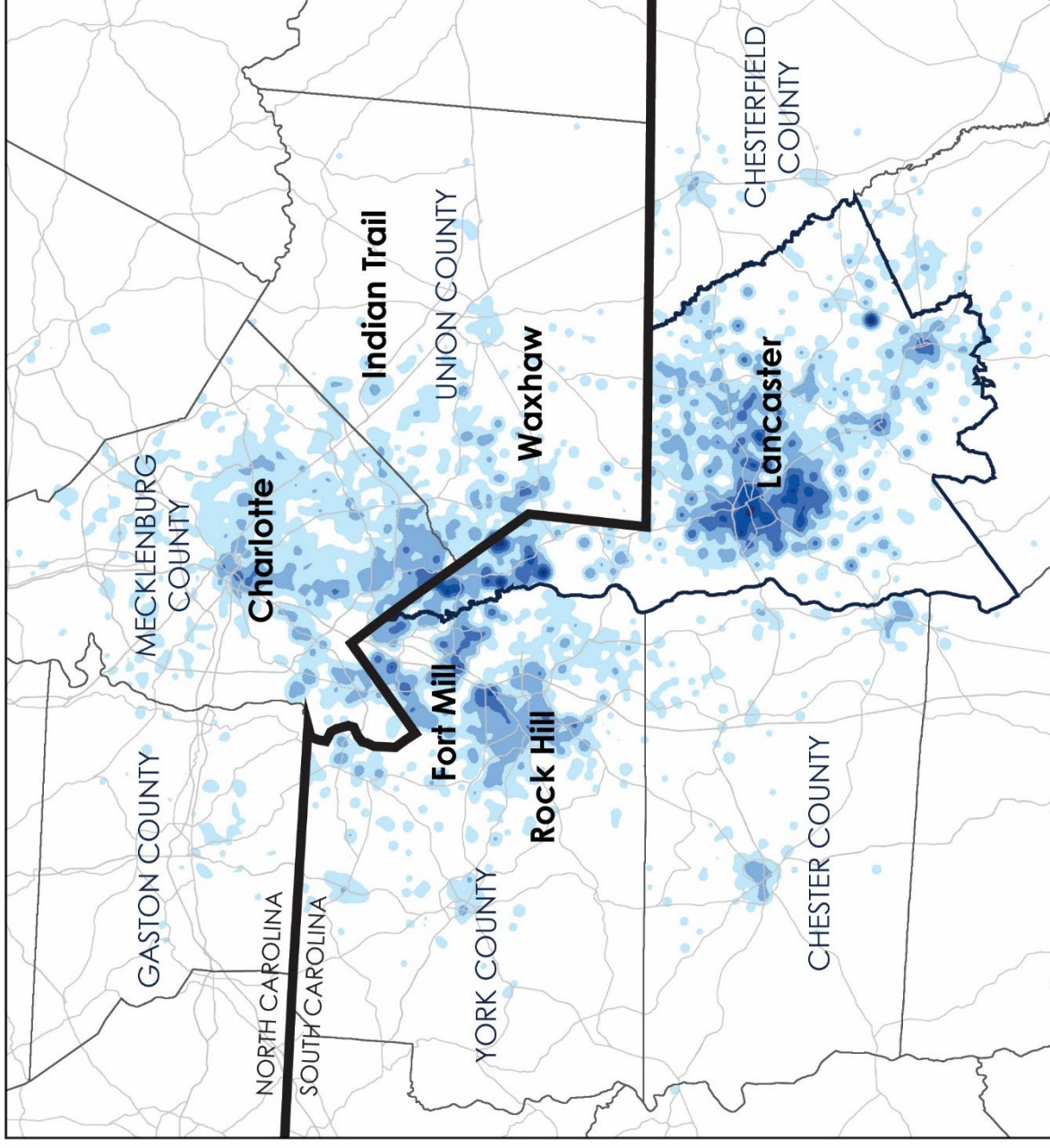
Where do people who work in Lancaster County live?

- Strong concentrations in Lancaster County
- A large number of employees also live in Rock Hill, Fort Mill, southern Mecklenburg County, and western Union County

**NUMBER OF WORKERS
BY LOCATION OF
RESIDENCE**

Fewer Workers

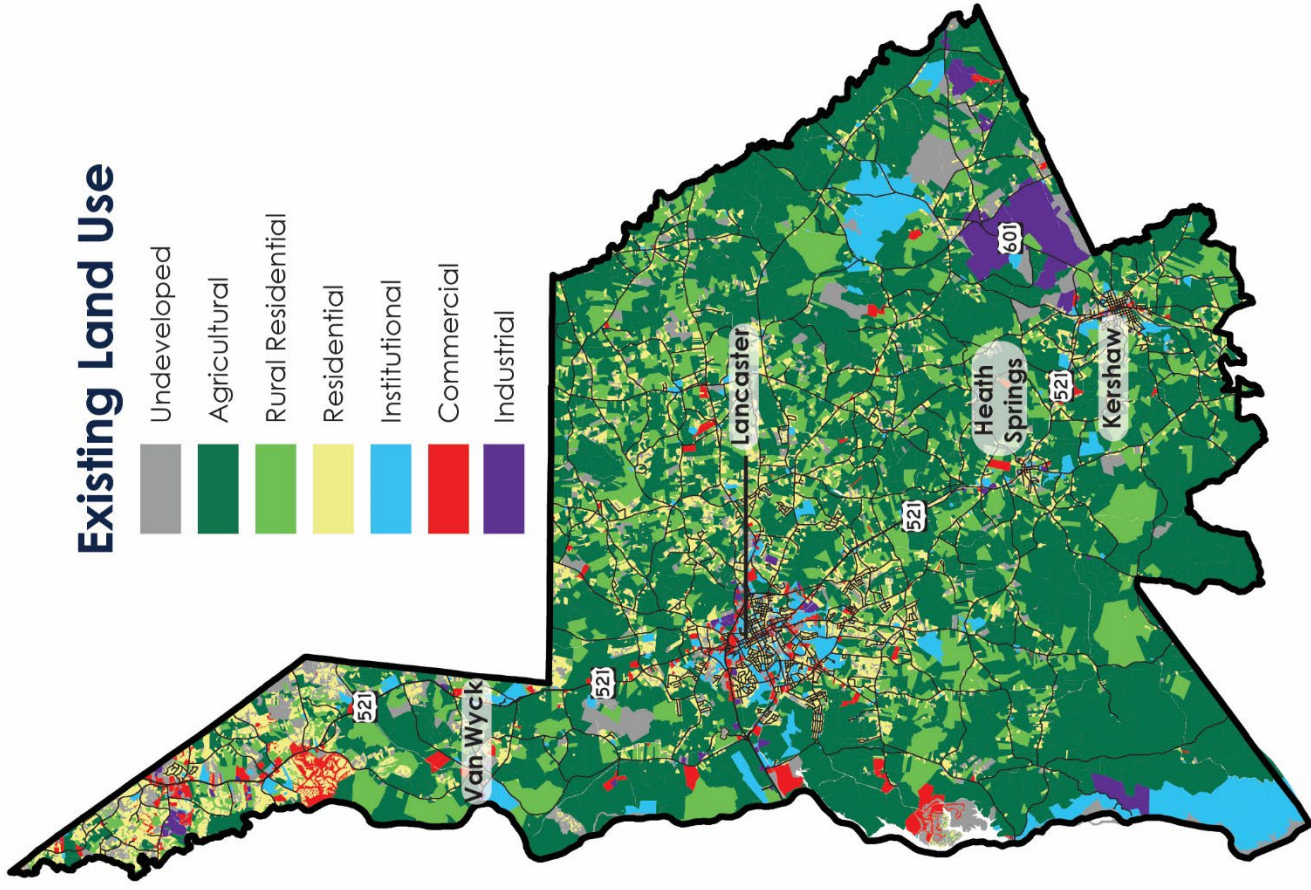
More Workers



Existing Land Use

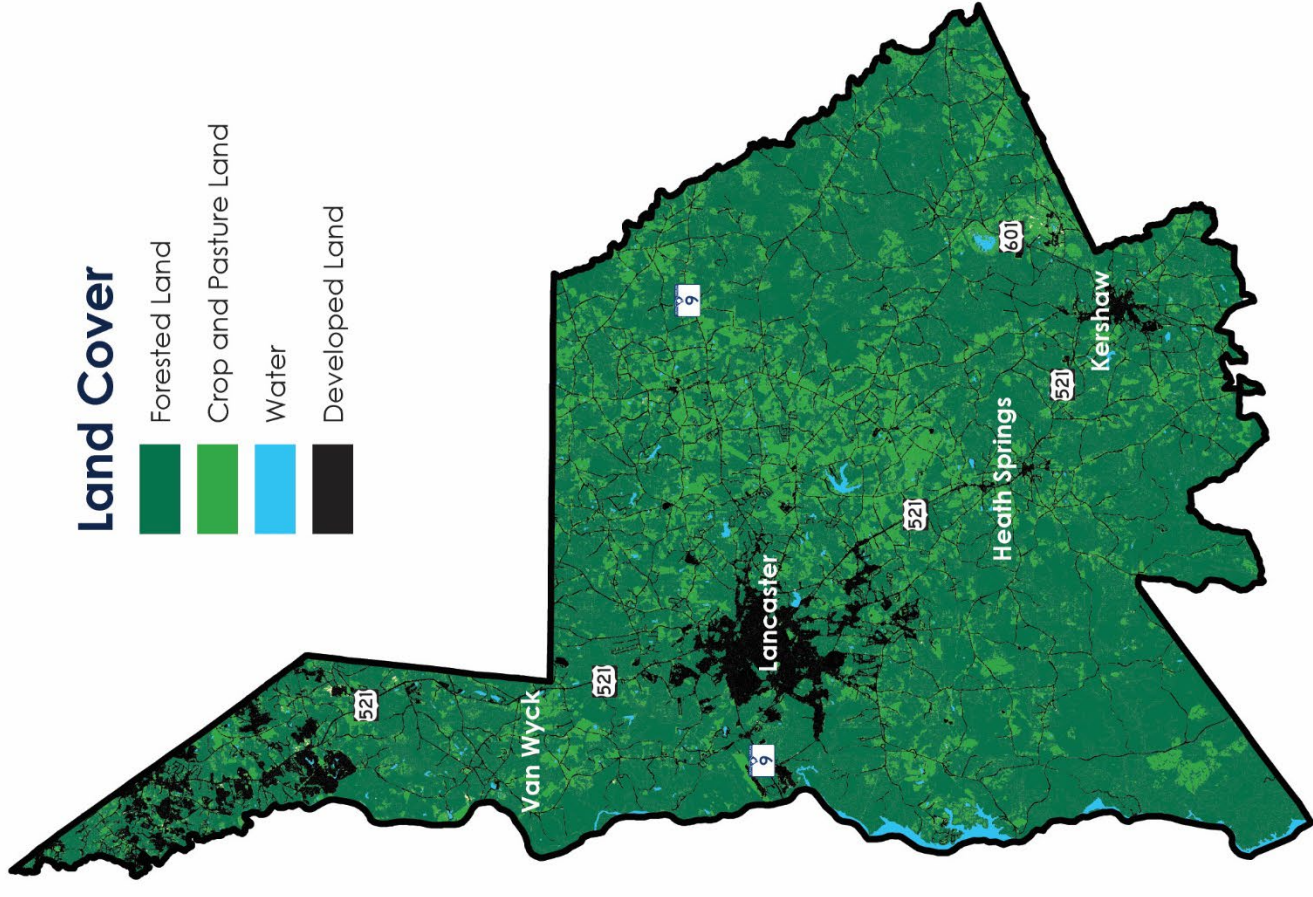
- A high percentage of land use is considered agriculture (55%)
- Significant amount of land is also Rural Residential (homes on 10 acres or greater)

GENERALIZED LAND USE	TOTAL ACREAGE	% OF AREA
Undeveloped	21,878	6.4%
Agricultural	188,144	54.9%
Rural Residential	62,273	18.2%
Residential	37,186	10.8%
Institutional	18,133	5.3%
Commercial	7,750	2.2%
Industrial	7,569	2.2%

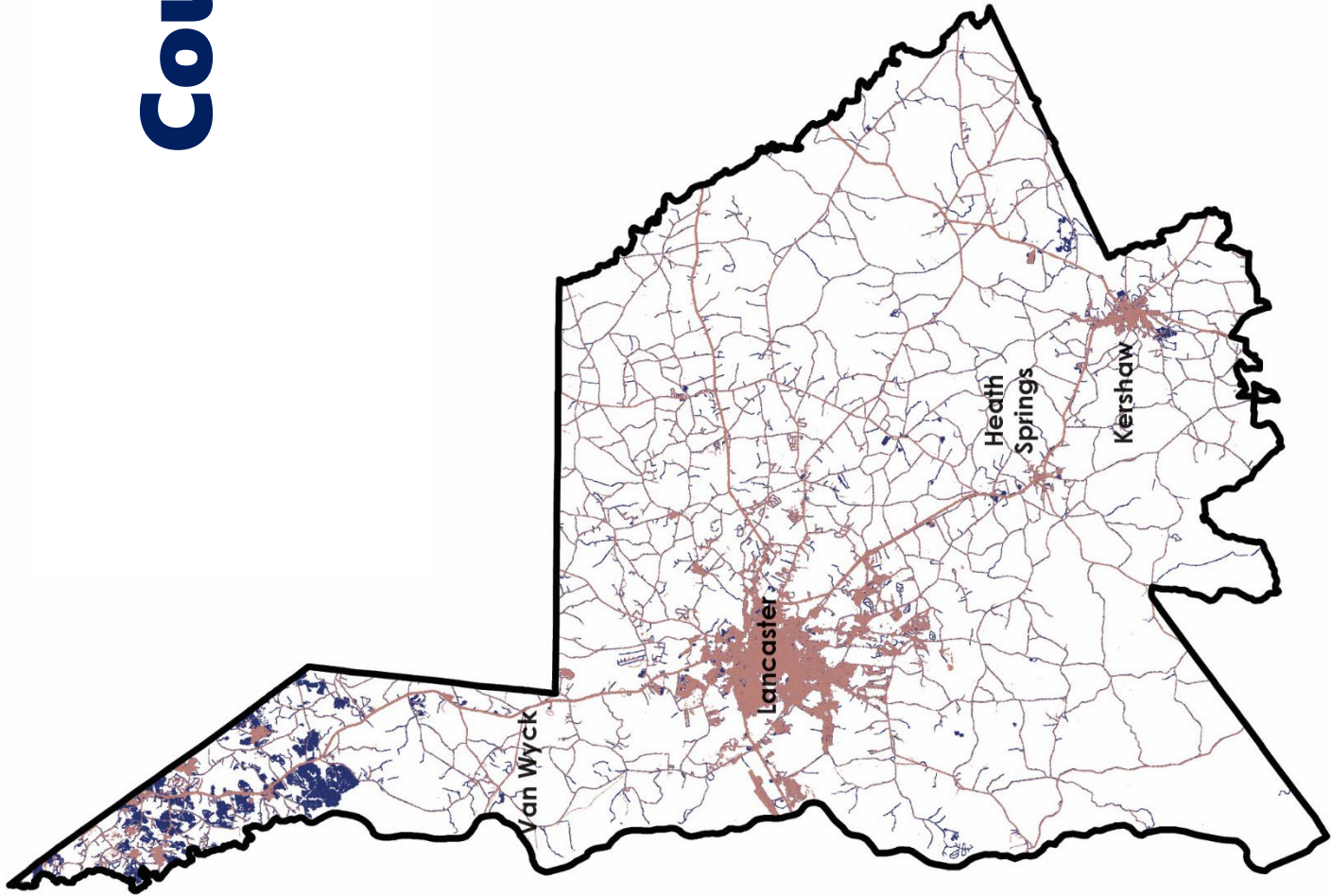


Land Cover

- Most of the land is considered forested, crop, or pasture land
- Development is largely concentrated in Panhandle, and in (and around) the municipalities of Lancaster, Heath Springs, and Kershaw



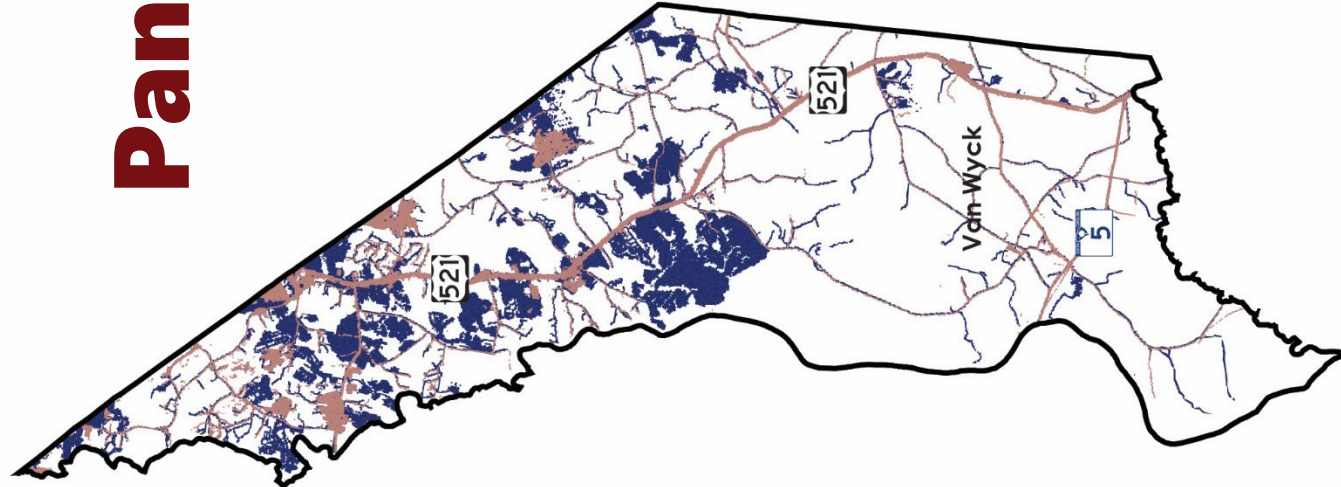
County - Change in Land Cover



- Developed Land (2010)
- Land Developed Since 2010

LAND COVER	PERCENT OF TOTAL AREA (2010)	PERCENT OF TOTAL AREA (2020)	CHANGE IN PERCENT OF AREA (2010 - 2020)
Forested Land	69.6%	74.2%	+ 4.7%
Crop Land	2.3%	3.9%	+ 1.6%
Pasture Land	19.4%	10.7%	- 8.7%
Water	1.3%	1.5%	+ 0.2%
Developed Land	7.4%	9.7%	+ 2.2%

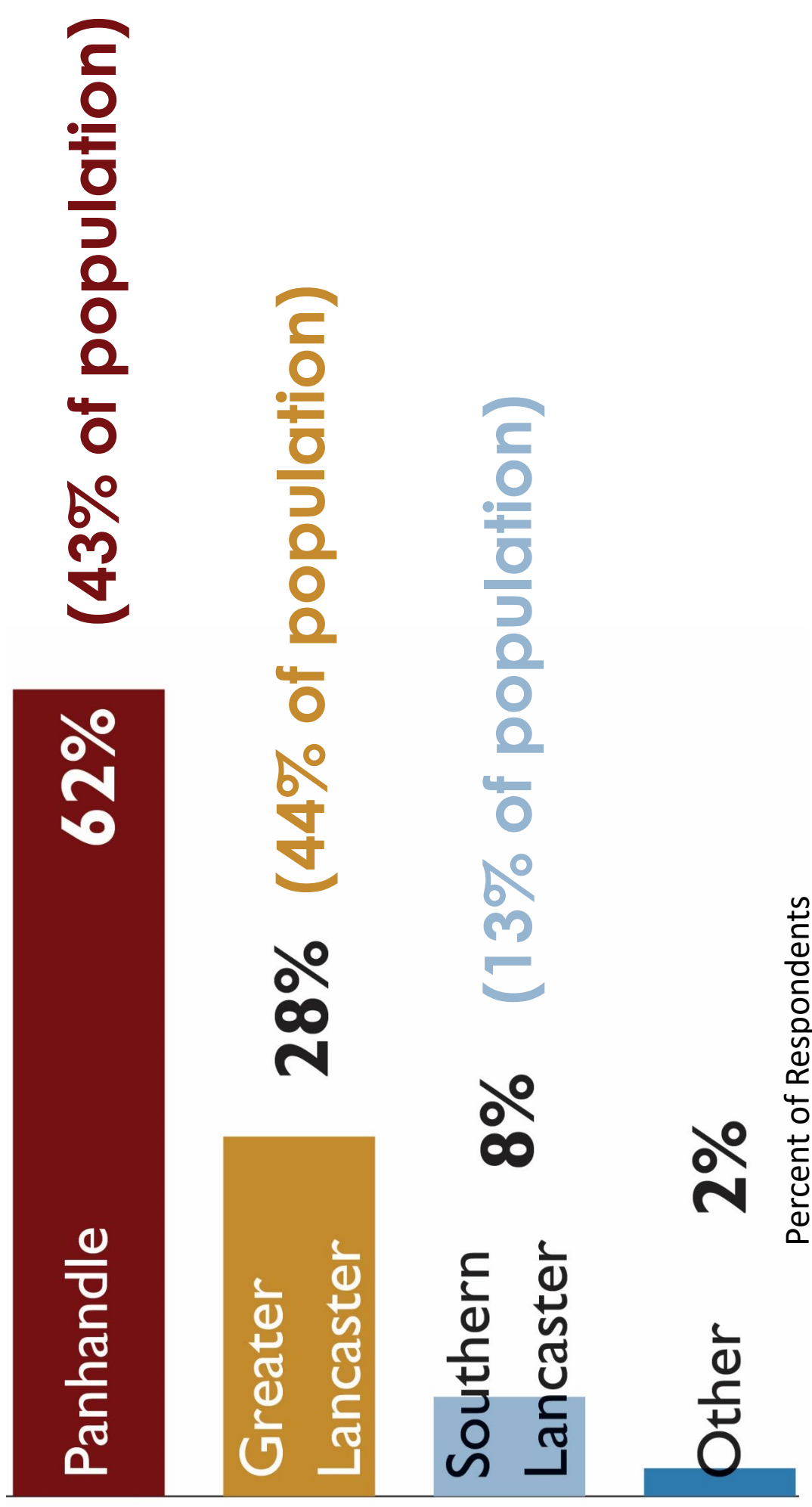
Panhandle - Change in Land Cover



LAND COVER	% OF AREA (2010)	% OF AREA (2020)	CHANGE IN AREA (2010 - 2020)
Forested	72.2%	68.8%	- 3.4%
Crop	2.8%	2.9%	+ 0.1%
Pasture	16.3%	7.8%	- 8.5%
Water	1.5%	1.6%	+ 0.1%
Developed	7.2%	18.9%	+ 11.7%

Community Survey Results

Question 1: Which part of the County do you live in?



Response Rates Compared to Population

Town of Van Wyck	3% of respondents	1% of population
City of Lancaster	13% of respondents	9% of population
Town of Heath Springs	1% of respondents	1% of population
Town of Kershaw	1% of respondents	2% of population

Question 5: Which issues are of most concern to you?

#1 Concern

Growth & Development

#2 Concern

Traffic Congestion

#3 Concern

Schools / Education

#4 Concern

Public Infrastructure

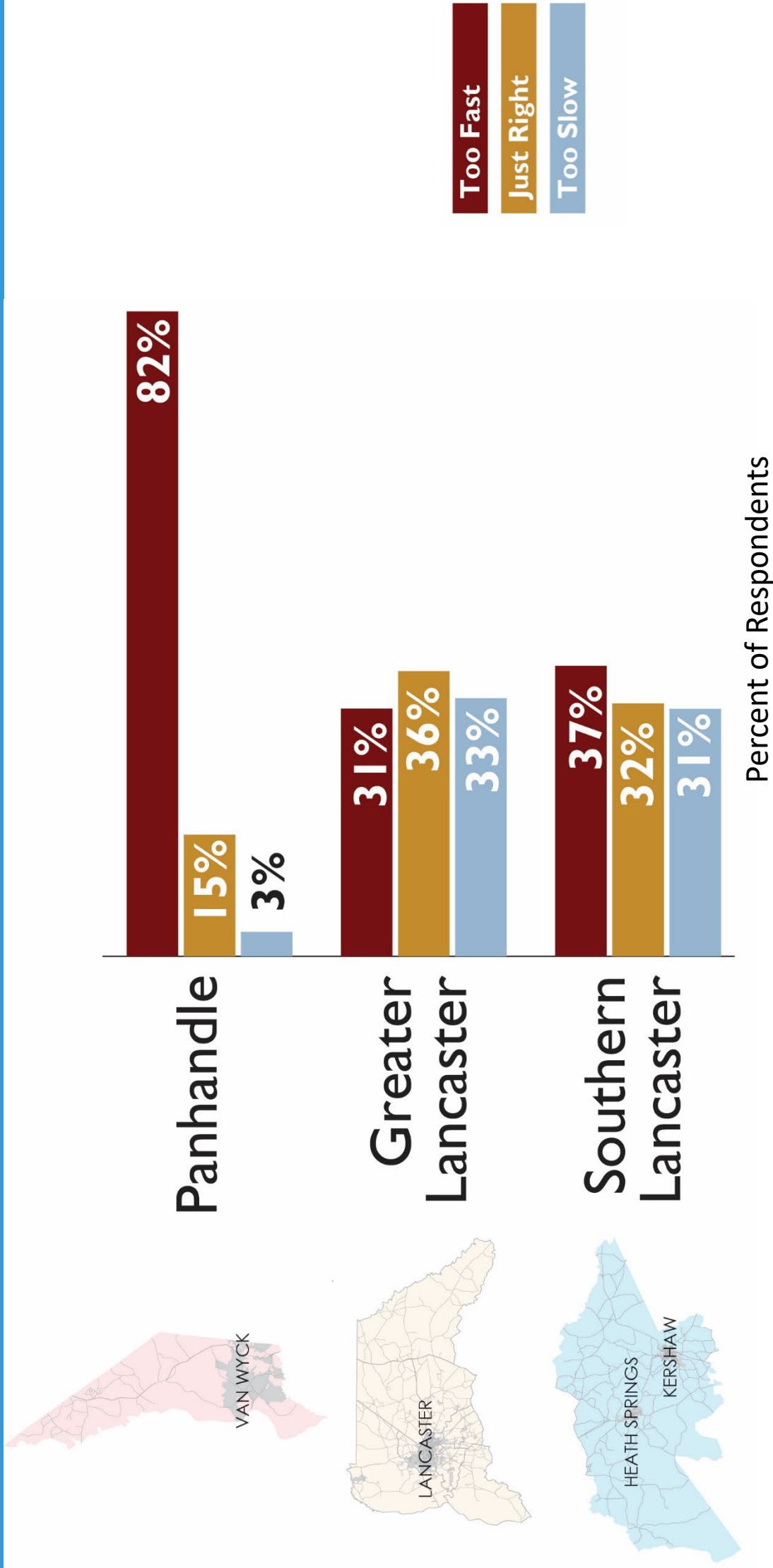
#5 Concern

Public Safety

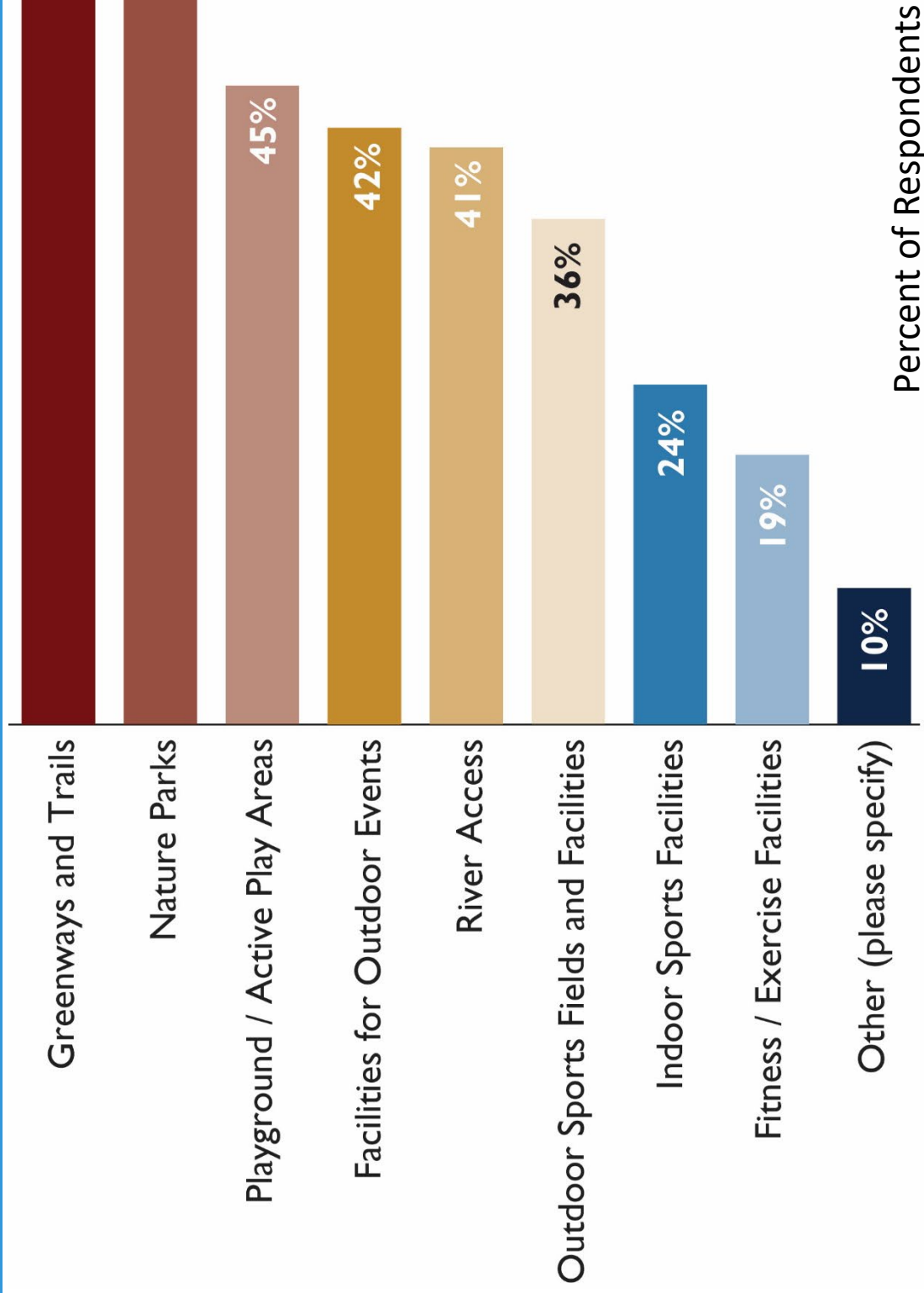
#6 Concern

Community Appearance

Question 6: What is your perception of the recent pace of growth?



Question 11: What types of recreation facilities would you like to see?



Question 11: What types of recreation facilities would you like to see?

PANHANDLE

#1 Greenways and Trails

#2 Nature Parks

#3 River Access

GREATER LANCASTER

#1 Nature Parks

#2 Facilities for Outdoor Events

#3 Playground / Active Play Areas

SOUTHERN LANCASTER

#1 Facilities for Outdoor Events

#2 Nature Parks

#3 Playground / Active Play Areas

Question 18: How would you describe Lancaster County to a friend?

DESCRIPTION	# OF RESPONSES
Growing / Developing	346
Crowded / Overdeveloped	295
Friendly / Welcoming	247
Beautiful / Pretty / Appealing	240
Outdated / Behind	144
Calm / Comfortable / Peaceful	140
Country / Rural	137
Lacking...(funds, infrastructure, green, etc.)	133
Close to Charlotte / Convenient / Central	126
Affordable / Low Cost of Living	113

Question 19: What are the most important topics for a long range plan?

TOPIC	# OF RESPONSES
Traffic Management	629
Growth Management	507
Education / Schools	475
Parks / Recreation / Open Spaces	325
Commercial Development	270
Economic Development / Employment	228
Infrastructure	205
Police Protection / Crime / Safety	174
Road Maintenance	173
Bike Lanes / Sidewalks / Multi-use Paths	115

Question 20: Please describe your vision for the future of Lancaster County

VISION	# OF RESPONSES
Control Growth / Slow Down Development	326
Build / Improve Roads	295
Parks / Greenspaces	222
Improve Schools	199
Encourage More Commercial Businesses	172
Stricter Zoning / Design Regulations	132
Economic Development	117
Keep Small Town Feel	105
Improve Aesthetic Appearance	103
Improve / Support Public Safety	99

Emerging Themes

Emerging Themes

Transportation

Economic
Development

Growth
Management

Recreation

Community
Appearance

Education

Equity

Environmental
Quality

Upcoming Activities

Upcoming Activities

- Council Meeting Presentation: May 11th
- Steering Committee Meeting: June 6th
- Public Kick-off Meetings in June (Tentative)
 - June 9th (Greater Lancaster and Southern Lancaster Areas)
 - June 14th (Panhandle Area)

Lancaster 2040

COMPREHENSIVE PLAN



Planning Commission Meeting
May 5, 2022