



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
, DISTRICT 7
SECRETARY: GINA JACKSON

MINUTES
Lancaster County Planning Commission
April 16, 2024 6:00 p.m.

NOTE: ATTACHMENTS WERE TOO LARGE TO INCLUDE WITH PUBLISHED MINUTES. They are attached to the Planning Commission Agenda for 5/21/2024

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

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

a. Commissioners Present:

T. Yokima Cureton	James Barnett	Sheila Hinson
Charles Keith Deese	Alan Patterson	Judianna Tinklenberg

Staff Present:

Allison Hardin, Interim Director	Matthew Blaszyk, Planner
Jennifer Bryan, Planning Technician	Secretary: Gina Jackson

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.

b. **Prayer and Pledge of Allegiance** Alan Patterson

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 Yokima Cureton.
Called vote: 6:0. 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 to speak.

4. APPROVE MINUTES

a. March 19, 2024 Regular Minutes

Chairman Deese called for a motion to approve March 19, 2024 Regular Minutes as written. Motion to Approve with correction of scrivener's error: correct 5c. RZ-2023-2099 Lynwood Subdivision: **vote was 2:4 denied**) by Judianna Tinklenberg; 2nd by James Barnett.

Called vote: 6:0. Motion approved unanimously.

b. April 4, 2024 Workshop Minutes

Chairman Deese called for a motion to approve April 4, 2024 Workshop Minutes as written. Motion to Approve by Yokima Cureton; 2nd by Judianna Tinklenberg.

Called vote: 5:0. Motion approved. S. Hinson abstained as absent from meeting.

5. PUBLIC ITEMS

a. RZ-2024-0342 Sites

Application by Peter Sites to rezone a parcel of 46.883 acres at 1540 Old Pardue Road (TM # 0050-00-038.02) from Low Density Residential (LDR) to Rural Residential (RR) district, in order to develop the site for agritourism.

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

Applicant(s): Available for questions.

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

Chairman Deese closed Public hearing and called for a motion on item RZ-2024-0342. Motion to approve by James Barnett ; 2nd by Sheila Hinson .

Discussion:

- No emails, letters or phone calls were received in opposition.
- LDR differs from RR in minimum lot size, agricultural uses.

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.

b. SD-2023-2224 HHTF/Woodland Point

Application by David Weekly Homes LLC, HHTF Company LLC and ESP Associates Inc. for a preliminary plat for 112.48 acres off Vance Baker Road (TM# 0009-00-015.00) to develop a single-family residential subdivision of 91 lots.

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

Staff Recommendations: Lack of water/sewer access and condition and width of Vance Baker is of concern. See TRC comments.

Questions to staff:

- Vance Baker is too narrow; widening “where possible” is not sufficient, it is needed on the full length.
- There are no sidewalks on Vance Baker.
- The data in the TIA is not recent, however, it is based on a lot count more than double the current plan.

Applicant(s): Prior to meeting, applicant requested continuance to 5/21/2024.
[see attached handouts: a) Response to comments; b) Summary of TTM]
[see attached slide presentation]

Questions from Commissioners:

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

Fourteen (14) Email comments received prior to publication are attached to the Agenda: (all opposed to development)

- | | | |
|---------------|-------------|-------------------|
| 1. Czerwinski | 6. Hinson | 11. Priest, J & S |
| 2. DeMatino | 7. Keane | 12. Simonetti |
| 3. Earnhart | 8. Martin | 13. Stevens |
| 4. Fuhrman | 9. Mayne | 14. Wheeler |
| 5. Hajek | 10. McNeill | |

[Eleven (11) comments (2 from one email address) were received after publication of agenda and are attached to the minutes; they are noted below as names 1-10. Some of those]

The following additional persons sent emails after 4/9/2024, and/or signed in to speak on this agenda item:

1. **Svetlana Efremova** (opposed) email & in person
2. **John Evans** (opposed) email & in person
3. Hillary Holloway (2 emails) opposed
4. Judy Laing (opposed) email
5. Michael Pylypiw (opposed) email
6. Crystal Reid (opposed) email

7. Adam & Jeni Schlosser (opposed) email
8. Andrew Smith (opposed) email
9. Richard Thomas (opposed) email
10. Katelyn Wallington (opposes) * also spoke in person
11. **Katelyn Wallington** * also submitted email
12. **Michelle Simonetti** (opposed) in person; presented neighborhood petition
13. **Chris Gibbs** (opposed) in person
14. **John Evans** (opposed) (in person, yielded time)
15. **Mike Carter** (opposed) in person
16. **Lyle & Deborah Wasylchak** (opposed) in person
17. **Alex Markowski** (opposed) in person
18. **John Cerwinski** (opposed) in person; was told woods behind him is part of heelsplitter buffer.

Chairman Deese closed public hearing.

Applicant has requested deferral to May 21, 2024 meeting to address TRC comments.

Chairman Deese called for a motion on item **SD-2023-2224**.

Motion to Defer to May 21, 2024 by James Barnett; 2nd by Sheila Hinson.

Discussion:

- The data in the TIA may not take into account changed traffic load in the area with new development.

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

Planning Commission will continue the item to May 21, 2024.

c. SD-2022-2122 Riverchase Section 2

Application by LGI Homes, Riverchase Estates Partners LLC and R. Joe Harris & Associates for a Preliminary Plat for 578.83 acres on the west side of Riverside Road south of Cobblestone Way (p/o TM# 0030-00-002.00), to develop a 343-lot single family residential subdivision (Section 2 of Riverchase Estates.)

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

Staff Recommendations: Does not meet requirements, per TRC comments.

Applicant(s):

1. **David Gates**, R. Joe Harris Engineering spoke in support of the project. Density calculation is well below the allowed figure. A report on the cemetery noted on the plan will be submitted.

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

1. **David Basri** (Riverchase Trail Committee) [see attachment “**Riverchase Trail Committee**”] residents have taken it upon themselves to build amenities in the absence of a commitment from the developer.
2. **Chris Krug** (Persimmon Rd) opposed. Developer and realtor promised no neighbors on exterior lots.
3. **Elaine Buhlman** and **Jennifer Sabatino** (HOA residents/ representatives) opposed.
[see attachment “**Riverchase Petition**”]
4. **Dawn Foster** (opposed)
5. **Alex Norman** (Persimmon Rd) opposed.

Chairman Deese closed Public hearing and called for a motion on item SD-2022-2122 In the interest of a vote in the affirmative, Motion to approve by Alan Patterson; 2nd by James Barnett.

Discussion:

- Fire access is inadequate; Cobblestone Way is already the primary exit for Section 1 and the second exit for Section 3.
- The development schedule has still not been updated.

Called vote: 0:6. Motion is denied unanimously.

Planning Commission makes the final decision on Preliminary Plats.

[Brief recess to allow exit of public.]

d. TA-2024-0162 Non-Metallic Mineral Manufacturing: Conditional Use

Application at direction of Council, to change the newly approved Use at UDO 5.9.17 "Non-metallic Mineral Manufacture" from a "Permitted with Review" use per Use Table 2.5, to a Conditional Use.

Staff Presentation: Allison Hardin, Development Services Director, presented the application consistent with the staff report. [See attached slide presentation update]

Council Recommendations: Continue for further discussion.

<i>Option</i>	<i>Capacity Exists?</i>	<i>Requires</i>
Re-set separation between NMPM operations to 1/2 mile	Yes	Site plan review
Periodic stream testing within a measure from the	Yes	Stormwater staff assistance, possible new

site for contaminants		staff to cover south of Hwy 5
Require annual testing of nuisances relating to operations	Yes	Requirement for operator to turn in reports;
Require a compliance guarantee	Yes	Staff review and legal team if compliance fails
Restrict hours of operation	Potentially	Observation and/or response to complaints
Implement odor mitigation requirement	Not currently	Agreements, ability of County to fine and/or cease operations if violated
Implement stricter air quality standards	No	Air testing, staffing, scientific assistance with code draft

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

1. **Conrad Trapp** (Treetops) supports CU status and more stringent conditions.

Chairman Deese closed Public hearing and called for a motion on item TA-2024-0162
Motion to continue to May 21, 2024 by Alan Patterson; 2nd by Yokima Cureton .

Discussion: no questions.

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

6. NEW BUSINESS

a. NRN-2024-0569 Melanie Drive

Application by Jan Ringeling and the Moody Group on behalf of Barberville Developers LLC, to name a proposed private road accessing two existing parcels at the intersection of Barberville Road and Fort Mill Highway (TM #s 0006-00-057.00 & 0006-00-058.00).

Staff Presentation: Jennifer Bryan, Planning Technician

No hearing is required.

Chairman Deese called for a motion on NRN-2024-0569.
Motion to Approve by James Barnett; 2nd by Alan Patterson.

Discussion:

- Access on Barberville Road is not ideal.

- The new UDO should address and minimize creation of private driveways, and process of site plan review.

Called Vote: 5:1 Motion is approved.

AP: For YC: For JT: Against SH: For JB: For CD: For

- b. Capital Improvement Plan Presentation : Jamie Privuznak
[See attached slide presentation] The CIP will be presented for a hearing and vote at the Special Meeting on May 2, 2024.
- c. Administrative/Training topics: Allison Hardin
Deferred to May 21, 224
- d. Overview of Next Month's Agenda
Thursday May 2: Hearing and vote on CIP provisions

Tuesday May 21:
RZ-2024-0259 Curative (LDR to GB)
RZ/FLU 2024-0511 Niven/Schmidt (RN to GB/ LDR to Commercial)
RZ-20240584 Sanchez (UR to MDR)
RZ-2024-0627 Lomax (MDR to GB)
SD-2023-1409 Pinnacle at Sunset Point (resubmission)
SD-2024-0656 Eagles Point (Edgewater)
- e. Other: Board Member of the Year nominations will be on the agenda for May 21, 2024.
- f. **ADJOURN**
Motion to adjourn by James Barnett; 2nd by Judianna Tinklenberg. Motion approved by unanimous consent. Meeting adjourned at 8:41 p.m.