



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  
CLERK: JENNIFER BRYAN

**MINUTES**  
**Lancaster County Planning Commission**  
**March 19, 2024 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:

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

Staff Present:

|                                  |                       |
|----------------------------------|-----------------------|
| Allison Hardin, Interim Director | Clerk: Jennifer Bryan |
| Matthew Blaszyk, Planner         |                       |

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

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.

[2 email comments submitted for **Item 6a. NRN-2023-2146**, see attachments Sign In sheets and email comments]

1. Email comment, **Doug Fox**: opposed to NRN-2023-2146 Colonels Way
2. Email comment, **J D Dudley**: opposed to NRN-2023-2146 Colonels Way

No other citizens signed in for comments. Chairman Deese closed Citizens' Comments.

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

##### **a. February 15, 2024 Special Meeting Minutes**

Chairman Deese called for a motion to approve February 15, 2024 Special Meeting Minutes as written. James Barnett abstained as absent from 2/15 meeting. Motion to Approve by Yokima Cureton; 2<sup>nd</sup> by Alan Patterson.

Called vote: 5:0 (1 abstention). **Motion approved.**

##### **b. February 20, 2024 Regular Minutes**

Chairman Deese called for a motion to approve February 20, 2024 Regular Minutes as written. All Commissioners were present at 2/20 meeting. Motion to Approve by Alan Patterson; 2<sup>nd</sup> by James Barnett.

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

##### **c. March 7, 2024 Workshop Minutes**

Chairman Deese called for a motion to approve March 7, 2024 Workshop Minutes as written. Judianna Tinklenberg abstained as absent from 3/7 meeting. Motion to Approve by James Barnett; 2<sup>nd</sup> by Sheila Hinson.

Called vote: 5:0 (1 abstention). **Motion approved.**

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

##### **a. TA-2024-0162 Non-Metallic Mineral Manufacture- 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, reported that Council requests deferral to the April 16, 2024 meeting, as they have not reached consensus on added conditions.

Chairman Deese called for a motion on item TA-2024-0162

Motion to defer by James Barnett; 2<sup>nd</sup> by Sheila Hinson.

Discussion:

Commissioners asked what was the reason or benefit for deferral; time allows additional research for questions and concerns raised by Council.

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

**b. TD-2024-0344 Sec 7.2.4.D Satellite Parking**

Application the request of Council to amend the Unified Development Ordinance at Sec. 7.2 Parking and Driveways, to refine regulations for satellite Parking.

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

Staff Recommendations: Council has requested this revision to the UDO.

Questions to staff:

Commissioners raised the following questions:

1. Who regulates shuttle service
2. Who regulates lease agreement provision

Staff responded that amendments can be requested for example licensing, bonding, Class D license requirement, and lease agreement requirements.

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

Chairman Deese closed Public hearing and called for a motion on item TA-2024-0344.

Motion to approve with conditions by Alan Patterson; 2<sup>nd</sup> by Yokima Cureton.

Conditions:

1. Shuttle provision is mandatory for satellite locations from 600-1600 feet distant.
2. Only commercially approved (licensed, bonded) shuttle services are permitted.

Discussion: no further discussion.

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.

**c. RZ-2023-2099 Lynwood Subdivision**

Application by Franklin Craig on behalf of Upstate Palmetto Holdings LLC and B&C Land Holdings LLC, to rezone 124.2 acres comprising two parcels at and adjacent to # 2417 & #2421 Lynwood Drive, Lancaster (TM#s 0102-00-017.03 & p/o 0102-00-017.00) from Low Density Residential (LDR) to Medium Density Residential (MDR) District, in order to develop a single-family residential subdivision of 303 lots. The total project acreage is 129.5 acres

**NOTE: Corrected Staff Report was distributed at the meeting. See attachments.**

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

Comment from applicant(s):

1. **Greg Williams**, (Upstate Palmetto) spoke in support, describing aspects of the proposed plan. Engineer Franklin Craig was also present.

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

[2 email comments were submitted; see attachments for #1 & 2 below with Sign In sheets]

1. Email Comment: **Rod Anderson:** opposed to subdivision
2. Email Comment: **Bernadette Zitelli:** opposed to subdivision
3. **David Metzler:** opposed to subdivision
4. **Nancy Alexander:** opposed to subdivision
5. **Sandra Trull:** opposed to subdivision
6. **Lorie Blackmon:** opposed to subdivision
7. **Kevin Stogner:** opposed to subdivision
8. **Angela Lockridge:** opposed to subdivision

Chairman Deese closed Public hearing and called for a motion on item RZ-2023-2099. In the interest of an action in the affirmative, motion to approve by Alan Patterson; 2<sup>nd</sup> by James Barnett.

Discussion:

Commissioners raised concerns about road width and condition, traffic, buffers, pedestrian streetscape, connectivity, erosion and water control, and school capacity.

Called vote: 2:4. **Motion is denied.**

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

**d. RZ-2024-0236 Wellspring/Potter Rd.**

Application by Mark Boyce on behalf of Wellspring Carolina Investments to rezone 53.72 acres on South Potter Road (TM # 0088-00-017.00) from Rural Neighborhood (RN) to Medium Density Residential (MDR) district, to allow development as a single-family residential subdivision.

Staff Presentation: Matthew Blaszyk, Planner presented the application consistent with the staff report. Staff Recommendations: Denial as inconsistent with neighboring properties.

Comment from applicant(s): **Mark Boyce** for Wellspring Carolina Investments spoke in support and described the proposed plan.

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

[4 Email comments were submitted, see attachments for #1-4 below]

1. Email Comment: **Robert Richards:** opposed to subdivision
2. Email Comment : **Kelly Fuller:** opposed to subdivision
3. Email Comment: **Kim Dennis:** opposed to subdivision
4. Email Comment: **Taylor Fleming:** opposed to subdivision
5. **Crawford Roberts:** opposed to subdivision
6. **Lori Sistare:** opposed to subdivision



7. **Rebecca Benson:** opposed to subdivision
8. **Clyde Williams:** opposed to subdivision
9. **Melissa Pate:** opposed to subdivision
10. **Mike Sistare:** opposed to subdivision
11. **Gilbert Small:** opposed to subdivision
12. **Kaydence Clark:** opposed to subdivision
13. **Jason Stevens:** opposed to subdivision
14. **Jodi Honeycutt:** opposed to subdivision
15. **Pieter Miller:** opposed to subdivision
16. **Monica Graham:** opposed to subdivision
17. **Glen Steen:** opposed to subdivision
18. **Josh Billiar:** opposed to subdivision

Chairman Deese closed Public hearing and called for a motion on item RZ-2024-0236. In the interest of an action in the affirmative, motion to approve by Alan Patterson; 2<sup>nd</sup> by Yokima Cureton.

Discussion:

Commissioners asked that confusion in labeling of Bear Creek vs. Beaver Creek be corrected before Council hearing.

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

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

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The Chairman called a recess at 8:02 PM to allow public to exit.  
Meeting reconvened at 8:08 PM

**e. RZ-2024-0269: Anderson**

Application by Judy Anderson to rezone a parcel of .50 acres located at 126 Dogwood Trail Lane, Indian Land (TM#0013-00-080.02) from Medium Density Residential (MDR) to Neighborhood Business (NB) district, to allow property to be conjoined with existing business at 8143 Charlotte Highway.

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

Applicant(s): **Judy Anderson**, applicant: spoke in support of her application and explained the history of the site.

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

[See also attached notes from Laney Family]

1. **B.J. Laney:** Opposed to rezoning
2. **Sherrie Laney:** opposed to rezoning
3. **Barbara Pressley:** opposed to rezoning (yielded time.)

Chairman Deese closed Public hearing and called for a motion on item RZ-2024-0236. In the interest of an action in the affirmative, motion to approve by Yokima Cureton ; 2<sup>nd</sup> by Judianna Tinklenberg.

Discussion:

Commissioners raised concerns about the condition and width of Dogwood Lane, and the negative impact on the neighborhood of commercial vehicle access on Dogwood Lane.

Called vote: 0:6 **Motion is denied 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. NRN-2023-2146 Elite Avenue**

Application by G. Kesineni for Building Bricks LLC to name a private driveway located off Lenger's Way behind KFC at 9615 Charlotte Highway (0008-00-026.00), adjacent to the parcel owned by Building Bricks LLC (0008-00-061.03), to allow E911 addresses to be assigned to proposed buildings on the Building Bricks property.

Staff Presentation: Jennifer Bryan, Clerk.

Application was previously submitted to Planning Commission, but application and legal notice were incorrect. The application has been corrected and proper notice has been given.

Questions to Staff:

Commissioners raised concerns about site plan allowing access to KFC private driveway, which also has an easement agreement with the QuikTrip property adjacent on Charlotte Highway. Staff explained that applicant had a signed easement agreement with KFC property owner; site plan is in review by Technical Review Committee to resolve compliance with all other UDO requirements; and per the UDO, plan was not subject to review by Planning Commission.

**No public hearing required.**

[Two email comments were received, both in opposition to the proposed access. No objection was raised to the proposed name. They are logged under Citizens' Comments at 3a attached to these minutes.]

Chairman Deese called for a motion on item NRN-2023-2146. Motion to approve by James Barnett; 2<sup>nd</sup> by Sheila Hinson.

VOTE: AP: Against  
SH: For

YC: Against  
JB: For

JT: Against  
CD: For

Called vote: 3:3. **Motion fails for lack of majority.** This item does not require referral to County Council

**b. NRN-2024-0405 Group Submittal: Civil Plans & Preliminary Plats**

Group submittal of road names submitted as part of Civil Plans, Preliminary Plat and Site Plan process. Staff Presentation: Jennifer Bryan, Clerk

**No public hearing required.**

Chairman Deese called for a motion on item NRN-2024-0405. Motion to approve by James Barnett; 2<sup>nd</sup> by Yokima Cureton.

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

This item does not require referral to County Council

**c. Overview of Next Month's Agenda:**

- Preliminary Plat for Riverchase 2
- Preliminary Plat for HHTF/Woodland Pointe
- Rezoning LDR to RR

**a. Other**

Alan Patterson requested that future meetings be opened with a Pledge of Allegiance and [Christian] prayer.

**d. ADJOURN**

Motion to adjourn by James Barnett; 2<sup>nd</sup> by Sheila Hinson. Motion approved by unanimous consent. Meeting adjourned at 9:02 p.m.

# ATTACHMENTS

**PROPOSAL:** Request to rezone 124.2 acres of property (total project acreage 129.5 acres.)

**PROPERTY LOCATION:** At and adjacent to # 2417 & #2421 Lynwood Drive, Lancaster (TM#s 0102-00-017.03 & TM# 0102-00-017.00)

**CURRENT ZONING DISTRICT:** Low Density Residential (LDR)

**PROPOSED ZONING DISTRICT:** Medium Density Residential (MDR)

**APPLICANT:** Franklin Craig on behalf of Upstate Palmetto Holdings LLC and B&C Land Holdings LLC

**COUNCIL DISTRICT:** District 5, Steve Harper

**STATUTORY NOTICES:** Sign posted 03/04/2024  
Hearing notice published 03/02/2024 in The Lancaster News  
Mailed notices 03/04/2024  
Posted agenda in lobby 03/12/2024

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**OVERVIEW:**

***Proposal***

The applicant has requested to rezone two parcels totaling 124.2 acres in size. The intent is to develop a subdivision of 303 single family lots following the rezoning. A portion of TM # 0102-00-017.00 is already zoned MDR and is not included in this rezoning.

***Site Information***

The subject parcel is currently zoned Low Density Residential and located at, and adjacent to, # 2417 & #2421 Lynwood Drive, south of the city of Lancaster. The proposed site is located opposite a small subdivision named Rum Valley platted in 1983. A Sketch Plan for the proposed development has been submitted for review; Technical Review Committee comments are attached to this report.

***Summary of Adjacent Zoning and Uses***

The subject parcel is surrounded by residential and agricultural properties which are outlined in the table below.

| Adjacent Property | Jurisdiction     | Zoning District | Use                       |
|-------------------|------------------|-----------------|---------------------------|
| North             | Lancaster County | LDR; MDR        | Residential; Agricultural |
| South             | Lancaster County | LDR; MDR        | Residential; Agricultural |
| East              | Lancaster County | LDR; MDR        | Residential; Agricultural |
| West              | Lancaster County | MDR             | Residential               |

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## **ANALYSIS & FINDINGS:**

### ***Zoning Districts***

As previously noted, the subject property is currently in the Low Density Residential district. Pursuant to UDO Chapter 2.3, the LDR district *"...is established to maintain previously developed or approved single-family residential subdivisions and their related recreational, religious, and educational facilities at a density of 1.5 dwelling units per acre. Intended to act as a transitional zoning district between rural living and urban development, these regulations are further intended to discourage any use which would be detrimental to the predominately residential nature of the areas included within the district."*

### ***Requested MDR***

UDO Chapter 2.3 describes the requested MDR District as *"...established to maintain previously developed or approved single-family residential subdivisions and their related recreational, religious, and educational facilities at a density of 2.5 dwelling units per acre. Intended to act as a transitional zoning district between rural and urban development, these regulations are further intended to discourage any use which would be detrimental to the predominately residential nature of the areas included within the district."*

### ***Compatibility with Surrounding Area***

As noted previously, the subject property is predominately surrounded by the Medium Density Residential, Low Density Residential, and Manufactured Housing Zoning Districts. The surrounding uses are primarily residential and agricultural in nature.

### **TRC Comments**

The applicant submitted a sketch plan to receive initial comments of the proposed development prior to going through the rezoning process. Several of staff's concerns included the wetland area on the parcel, stream crossings, the proposed density on this scale and the ability to meet lot width requirements.

## **RELATIONSHIP TO PUBLIC PLANS**

The Future Land Use Category of the subject properties is a Transitional which corresponds to the Community Type of Suburban SF/MF Residential & Commercial. The adopted Comprehensive Plan states that the Suburban SF/MF Residential & Commercial *"are formed as subdivisions or communities, with a relatively uniform housing type and density throughout. They may support a variety of single-family detached residential types, from mobile homes to large lot, low-density single-family homes to denser formats of smaller single-family homes. Homes are oriented interior to the neighborhood and typically buffered from surrounding development by transitional uses or landscaped areas. Suburban single-family neighborhoods are often found in close proximity to suburban commercial, office, and industrial centers, and help provide the consumers needed to support these centers."* The Comprehensive Plan further establishes several possible land use considerations representing typical development in this category which are depicted in the table below.

The requested MDR District is consistent with the Future Land Use Category and the Comprehensive Plan.



| Suburban Single-Family Neighborhood: Land Use Considerations |                |                                 |
|--------------------------------------------------------------|----------------|---------------------------------|
| Mobile / Modular Homes                                       | Church         | Community Center                |
| Single-Family Detached Home                                  | School         | Pool and Recreational Amenities |
| Single-Family Attached Home<br>(Town Home / Duplex)          | Community Park | Natural Area                    |

## INFRASTRUCTURE CONSIDERATIONS

### Transportation

The proposed development after the rezoning process plans on access off of Lynwood Drive. This portion of Lynwood Drive receives 2,200 daily trips, 4% of which are truck traffic according to SCDOT. Lynwood Drive is classified as an "Urban Major Collector" and is 20ft wide according to SCDOT.

### Public Utilities

The parcel has access to water and sewer via the Lancaster County Water and Sewer District. There is a downstream sewer constraint that needs to be discussed with LCWSD.

### Public Schools

The Lancaster County School District has not provided feedback at this time. The schools affected by this rezoning include McDonald Green Elementary, South Middle and Lancaster High School. According to information provided in 2023, the projections for the effected schools are the following:

- The capacity for McDonald Green Elementary School is 528 students, the current projected enrollment is 330 students.
- The capacity for South Middle School is 921, the current projected enrollment is 527 students.
- The capacity for Lancaster High School is 2596 students, the current projected enrollment is 1498 students.

### Public Concern

Staff received several phone calls in opposition to the proposed rezoning. These concerns were based around the number of proposed units/density of the preliminary plat that would follow the rezoning.







*Facing Subject Parcel off Flat Creek Road*



*Existing Development Across from subject parcel*

**STAFF RECOMMENDATION:**

Staff recommends **Approval** of the request to rezone 124.2 acres (TM# 0102-00-017.03 & TM # 0102-00-017.00)) from Low Density Residential (LDR) District to Medium Density Residential (MDR) District, pursuant to the following findings of fact:

1. That the subject project consists of the following parcels: (TM# 0102-00-017.03 & TM# 0102-00-017.00.05;
2. That the subject property is currently zoned LDR District and proposed to be rezoned MDR District;
3. That the only connection to a public road is through Lynwood Drive, classified as a Major Urban Collector by SCDOT;
4. The requested MDR District is consistent with the Future Land Use Category and the Comprehensive Plan;
5. The surrounding uses are primarily residential in nature;

**ATTACHMENTS:**

1. Rezoning Application
2. Location Map/ Zoning Map
3. Sketch Plan
4. TRC Comments
5. Recorded Plat(s)
6. Deed(s)

**STAFF CONTACT:**

Matthew Blaszyk, Planner  
[mblaszyk@lancastersc.net](mailto:mblaszyk@lancastersc.net) | 803-416-938

**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, March 19, 2024***

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. Email Comment: Doug Fox (dougfox52@gmail.com)<br>opposed to New Road Name NRN-2023-2146     |
| 2. Email Comment: JD Dudley (jdudley@quikTrip.com)<br>opposed to New Road Name (NRN-2023-2146) |
| 3.                                                                                             |
| 4.                                                                                             |



Item 6a: NRN Colonel's Way  
(fox)

**From:** [Doug Fox](#)  
**To:** [Jennifer Bryan](#)  
**Subject:** Public Comment on NRN-2023-2146 Colonel's Way  
**Date:** Tuesday, March 19, 2024 1:32:20 PM



The System couldn't recognize this email as this is the first time you received an email from this sender [dougfox52@gmail.com](mailto:dougfox52@gmail.com)

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.

—IT Helpdesk, [lancastersc.supportsystem.com](http://lancastersc.supportsystem.com)

Good afternoon,

I go to the QT gas station daily via the driveway in question on my commute to work. I do not believe this driveway should be considered a road for multiple reasons. The driveway leads into a large parking lot that currently experiences heavy traffic from people frequenting Dollar General, KFC, QT, Caliber Collision, and ALDI. If this driveway truly was a road I believe it would have been named as one when the pre-existing buildings and associated parking lots were constructed. I believe adding three additional businesses that are serviced by this driveway will generate more traffic congestion in an already congested area. This added congestion could potentially result in accidents, and will cause an unnecessary inconvenience for many people trying to get to the businesses that are already there. It is said that the naming of this driveway as a road will be to provide an emergency services's address for the three additional businesses. If this is the sole reason that this driveway must be named a road, how do the current businesses have an emergency service's address? Additionally, the naming of the road as "Colonel's Way" seems highly convenient for the KFC located at the top of the driveway. It would appear that there could be a road constructed off of Lenger's Way that would not create any unnecessary traffic and provide an emergency service's address for the three additional businesses. In closing, I would like to say that the colloquial understanding of the word "driveway" is far from that of a dead-end road. The end of a driveway is your destination, the end of a road is a cul-de-sac.

Thank you,

Doug Fox

Item 6a: NRN Colonels Way  
(Dudley)

**From:** [Dudley, JD](#)  
**To:** [Jennifer Bryan](#)  
**Cc:** [Donton, Thomas](#)  
**Subject:** Road Name Application 20232146  
**Date:** Tuesday, March 19, 2024 11:31:19 AM  
**Attachments:** [image001.png](#)  
[14 - 1048 - KFC Reciprocal Easement Agreement.pdf](#)



The System couldn't recognize this email as this is the first time you received an email from this sender [jdudley@quiktrip.com](mailto:jdudley@quiktrip.com)

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.  
—IT Helpdesk, [lancastersc.supportsystem.com](mailto:lancastersc.supportsystem.com)

Jennifer,

As discussed, attached is the access easement between QT and KFC. They granted us access to Lengers Way and we granted them access to US Hwy 521.

Per section 8 of the contract, QT would have to give them written permission to modify the easement in any way. Also, If they are providing access to our property by another user, that would overburden the easement that we granted KFC on our property.

Please see attached and let me know if you have any questions, comments or concerns.

Thank you,

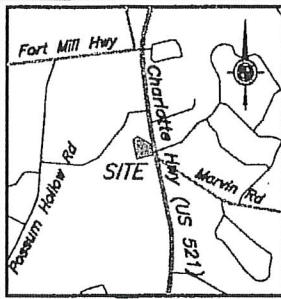
 **QuikTrip.** | *Real Estate*

JD Dudley | Real Estate Manager | Charlotte

C: 830.500.9323

Access granted by  
KFC to QT

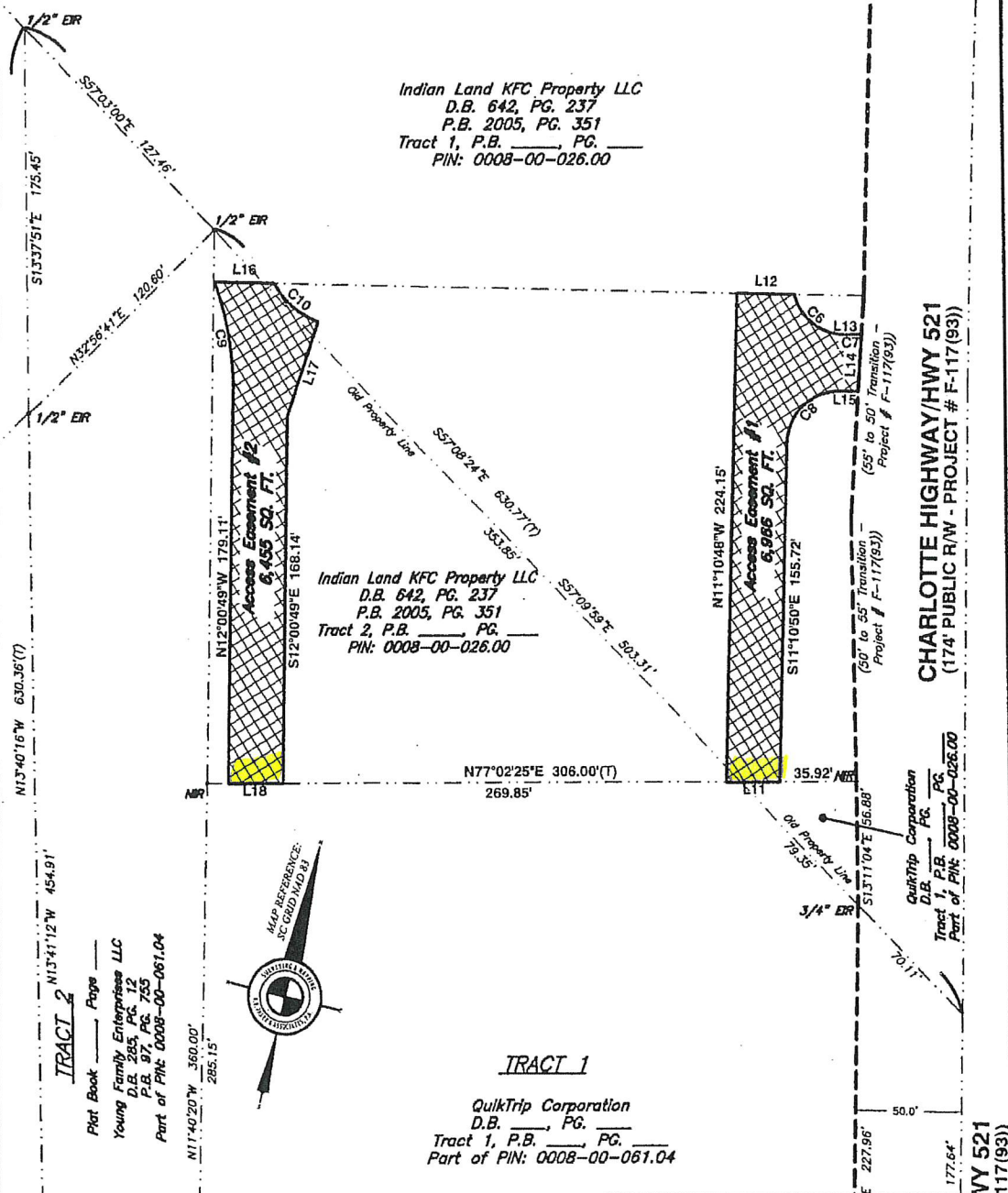
# EXHIBIT C



VICINITY MAP - NTS

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L11  | S77°02'25"W | 26.01'   |
| L12  | N78°25'03"E | 28.13'   |
| L13  | N78°26'10"E | 5.07'    |
| L14  | S09°02'38"E | 26.24'   |
| L15  | S78°26'10"W | 9.77'    |
| L16  | N78°25'03"E | 28.49'   |
| L17  | S06°03'54"W | 46.01'   |
| L18  | S77°02'25"W | 26.00'   |

| CURVE | RADIUS  | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
|-------|---------|------------|--------------|---------------|
| C6    | 24.00'  | 31.68'     | 29.43'       | S63°45'11"E   |
| C7    | 29.00'  | 3.53'      | 3.52'        | N74°57'09"E   |
| C8    | 24.39'  | 36.82'     | 33.42'       | N33°06'28"E   |
| C9    | 137.00' | 51.98'     | 51.67'       | S22°53'02"E   |
| C10   | 39.00'  | 28.25'     | 27.64'       | S63°10'57"E   |







SIGN IN ONLY IF YOU WISH TO SPEAK

# Lancaster County

South Carolina



## PLANNING COMMISSION Public Hearing Sign In Sheet

### **Item 5a: TA-2024-0162 Non-Metallic Mineral Manufacture-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.

Council Chambers  
101 N. Main Street, Lancaster South Carolina  
***Tuesday, March 19,, 2024***

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. | Email comment: James Balik jabalike@verizon.net |
| 2. |                                                 |
| 3. |                                                 |
| 4. |                                                 |

Item 5a: Asphalt Cc - T14

**From:** [Sherrie Simpson](#)  
**To:** [Jennifer Bryan](#)  
**Subject:** Fwd: Non Mettalic Mineral Manufacture Conditional Use  
**Date:** Monday, March 18, 2024 1:46:35 PM  
**Attachments:** [LCLogo\\_62b25c5c-bf0a-40de-bbf8-a6a94abd7fa611.png](#)

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Here is a comment for the planning commission meeting. Can you respond.

Thanks  
Sherrie

Sent from my iPhone



**Sherrie Simpson, Clerk to Council**  
County Council

Lancaster County Government  
PO Box 1809  
101 N Main St  
Lancaster, SC 29720

P: (803) 416-9307 F: (877) 241-5430  
[SSimpson@lancastersc.net](mailto:SSimpson@lancastersc.net)

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Begin forwarded message:

**From:** James Balik <[jabalik@verizon.net](mailto:jabalik@verizon.net)>  
**Date:** March 18, 2024 at 12:49:53 PM EDT  
**To:** Sherrie Simpson <[SSimpson@lancastersc.net](mailto:SSimpson@lancastersc.net)>  
**Subject:** Fw: Non Mettalic Mineral Manufacture Conditional Use

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—IT Helpdesk, [lancastersc.supportsystem.com](http://lancastersc.supportsystem.com)

Sherrie,

Could you please distribute this to the members.

Thank you for you review of my comments.

Jim Balik  
3305 Millstone Creek Road

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# Lancaster County



South Carolina



## PLANNING COMMISSION Public Hearing Sign In Sheet

**Item 5b: TD-2024-0344 Sec 7.2.4.D Satellite Parking**

Application the request of Council to amend the Unified Development Ordinance at Sec. 7.2 Parking and Driveways, to refine regulations for satellite Parking.

Council Chambers  
101 N. Main Street, Lancaster South Carolina  
***Tuesday, March 19, 2024***

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.

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| 2. |
| 3. |
| 4. |



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# Lancaster County

South Carolina



## PLANNING COMMISSION Public Hearing Sign In Sheet

### Item 5c: RZ-2023-2099 Lynwood Subdivision

Application by Franklin Craig on behalf of Upstate Palmetto Holdings LLC and B&C Land Holdings LLC, to rezone 124.2 acres comprising two parcels at and adjacent to # 2417 & #2421 Lynwood Drive, Lancaster (TM#s 0102-00-017.03 & p/o 0102-00-017.00) from Low Density Residential (LDR) to Medium Density Residential (MDR) District, in order to develop a single-family residential subdivision of 303 lots. The total project acreage is 129.5 acres

Council Chambers  
101 N. Main Street, Lancaster South Carolina  
**Tuesday, March 19,, 2024**

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**PLEASE PRINT**

|    |                                                                                                                                                                                                                                                                 |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | Email comment: Rod Anderson (rod 29720@outlook.com)                                                                                                                                                                                                             |
| 2. | Email Comment: Bernadette Zitelli (bernadettezitelli1@gmail.com)                                                                                                                                                                                                |
| 3. | <br>  |

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|     |                                             |
|-----|---------------------------------------------|
| 4.  | ✓ David Metzler mortimer70@yahoo.com        |
| 5.  | ✓ Harvey Alexander 2333 Lynwood Dr.         |
| 6.  | ✓ Sandra W. Trull 1586 McEllwain Rd         |
| 7.  | ✓ Lorie Blackmon 2475 Lynwood Dr.           |
| 8.  | ✓ Kevin Stogner stogner.kevin@gmail.com     |
| 9.  | ✓ Angela Lockridge arlockridge143@gmail.com |
| 10. |                                             |
| 11. |                                             |
| 12. |                                             |
| 13. |                                             |
| 14. |                                             |
| 15. |                                             |
| 16. |                                             |

Item 5c: Lynwood  
(Anderson)

**From:** [Matthew Blaszyk](#)  
**To:** [Jennifer Bryan](#)  
**Subject:** FW: Opposition to Rezoning RZ-2023-2099 Lynwood Drive  
**Date:** Monday, March 18, 2024 2:34:51 PM  
**Attachments:** [LLogo\\_c716c29e-f766-46c0-a18c-7d20f2fc6ebd.png](#)

---



**Matthew Blaszyk, Planner**  
Planning

Lancaster County Government  
P.O. Box 1809  
Lancaster, SC 29720

P:(803) 285-6005 F: (877) 636-7963  
[mblaszyk@lancastersc.net](mailto:mblaszyk@lancastersc.net)

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**From:** Rod Anderson <[rod29720@outlook.com](mailto:rod29720@outlook.com)>  
**Sent:** Monday, March 18, 2024 2:26 PM  
**To:** Matthew Blaszyk <[mblaszyk@lancastersc.net](mailto:mblaszyk@lancastersc.net)>  
**Subject:** Opposition to Rezoning RZ-2023-2099 Lynwood Drive

☐ The System couldn't recognize this email as this is the first time you received an email from this sender [rod29720@outlook.com](mailto:rod29720@outlook.com)

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—IT Helpdesk, [lancastersc.supportsystem.com](https://lancastersc.supportsystem.com)

Dear Mr. Blaszyk,

I realize this comes very late but I wish to convey my strong opposition to this rezoning effort of the 124.2 acres adjacent to 2417 & 2421 Lynwood Drive. Between my wife and I, we own 20 acres of property adjoining this acreage under consideration for rezoning. Additionally, my wife's family owns considerably more acreage also adjacent to the 124.2 acres and they are also all against this rezoning.

Some of the property that my wife's Uncle, Carl Wright, owns is used for cow



pasture and has barbed wire fencing adjoining the 124.2 acres in question. My home located at 1580 McIlwain Rd., also has barbed wire fencing adjacent to the 124.2 acres because cows on occasion get out and come onto our property. I don't think you should be putting densely populated homes right next to a cow pasture. This would seem to violate the intent of the county's definition of MDR. We are not going to remove our barbed wire fencing so I also think it would be a child safety hazard for you to place a lot of small lots for homes where their back yards would be up against our fencing. That doesn't make common sense.

The 124.2 acres is a very wet location with underground springs feeding ponds, etc. You can fill this in all you want it will still be a potentially swamp-like location in many spots. To put down new houses on concrete slabs over underground springs would be a ticking time bomb for unwary new home owners. After some years the place will be a mess and home drainage systems will fail as they always do.

Potential residents will be sending their children to McDonald Green school which is already at max capacity. So the County will raise my taxes to expand the school or build a new one. I am very against having my taxes raised especially considering there is an extreme shortage of qualified teachers. You will have to expand the school BEFORE residents move in so I will be paying extra taxes before this over-crowded subdivision is even inhabited. We are retired on fixed incomes and this is not fair!

I have done the math and 124.2 acres for 303 lots is an average of 0.41 acres per lot not accounting for roads and right of way, etc. So when all is said and done these homeowners will only have, at best, between .25 and .33 acres to put their cheaply built concrete slab houses on. Would you want to live in this overcrowded subdivision? This sounds more like HDR then MDR to me. I also see that the County's requirement for MDR is to have sidewalks. Are you planning on those too? They better be figured in or you're in violation of your own code.

Crime. When you pack people in too close together you are just asking for trouble between neighbors and people disrespecting other people's property and one another. You will have to increase your county patrols and calls into this neighborhood. I don't want drugs and criminal activity right in my backyard.

I am vehemently against this rezoning and it's a bad idea in general considering the wet location and the number of homes you intend to shoehorn in there. I expect you will probably push forward with this project out of greed. I ask you to consider that what you're proposing, while legal, is not for the betterment of the citizens you serve. Neither for property owners like me or for the unsuspecting home buyers who will regret in the future what they will get stuck with.

Thank you for your time,

**Rod Anderson**  
**1580 McIlwain Rd.**  
**Lancaster, SC 29720**



Hem5c: Lynwood

(Zitelli)

**From:** [Sherrie Simpson](#)  
**To:** [Jennifer Bryan](#)  
**Subject:** Fwd: RZ-2023-1099  
**Date:** Monday, March 18, 2024 1:38:10 PM  
**Attachments:** [LCLogo\\_62b25c5c-bf0a-40de-bbf8-a6a94abd7fa611.png](#)

---

Jennifer:

Here is another email regarding Lynwood drive. Can you respond?

Thanks  
Sherrie

Sent from my iPhone



**Sherrie Simpson, Clerk to Council**  
County Council

Lancaster County Government  
PO Box 1809  
101 N Main St  
Lancaster, SC 29720

P: (803) 416-9307 F: (877) 241-5430  
SSimpson@lancastersc.net

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Begin forwarded message:

**From:** Bernadette Zitelli <bernadettezitelli1@gmail.com>  
**Date:** March 18, 2024 at 11:06:41 AM EDT  
**To:** Sherrie Simpson <SSimpson@lancastersc.net>  
**Subject:** Fwd: RZ-2023-1099



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—IT Helpdesk, [lancastersc.supportsystem.com](http://lancastersc.supportsystem.com)

Dear Ms. Simpson,

Due to a recent surgery, I am unable to attend the Public Hearing on Tuesday, March 19, 2024 in person. Please submit my written comments.

**Citizens Comments**

My name is Bernadette Zitelli and I live at 1972 Hollybrook Lane (Lancaster)

I am opposed to RZ-2023-1099 and the rezoning of 124.2 acres from Low Density Residential to Medium Density Residential for the purpose of building a 303 single-family residential subdivision on Lynwood Drive.

You cannot continue to approve the building of single family residential subdivisions and townhomes in Lancaster without immediate and future consequences to our current roads, water system, our teachers, the schools, EMS, fire and police departments, nurses, doctors and hospitals.

In December 2023, Edgewater Resort Management advised the community that in 2024 the developer will be closing on 156 new homes, and eventually 1,500 new homes will be built on 540 acres, and for the first time, in the next 2 years, the developer will be building townhomes. In total, the developer at Edgewater Resort will be building 4,000 homes.

Near Rt. 200 DR Horton and Lenner will be building 1,500 homes.

A few of the already proposed developments are for 1,200 homes on Rt. 521, 280 homes on University Drive, 250 homes near the Arrowood subdivision and the completion of the Rosegate subdivision on Commerce Drive.

I suggest you wait before you approve any more new subdivisions in Lancaster until Edgewater Resort and all of the other developments currently approved and in progress are completed and sold before approving 303 homes on Lynwood Drive.

I do not only speak for myself when I say, the majority of people who live in Lancaster do not want more trees cut down and replaced with

large housing developments. They do not want Rural and Low Density Residential replaced by Medium Density Residential housing developments.

Thank you.

Bernadette Zitelli  
Cell: 973-634-3023

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# Lancaster County

South Carolina



## PLANNING COMMISSION Public Hearing Sign In Sheet

### Item 5d: RZ-2024-0236 Wellspring/Potter Rd.

Application by Mark Boyce on behalf of Wellspring Carolina Investments to rezone 53.72 acres on South Potter Road (TM # 0088-00-017.00) from Rural Neighborhood (RN) to Medium Density Residential (MDR) district, to allow development as a single family residential subdivision.

Council Chambers  
101 N. Main Street, Lancaster South Carolina  
***Tuesday, March 19, 2024***

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**PLEASE PRINT**

✓ 1. Email comment: Robert Richards (robertsr@comforum.net)

✓ 2. Email comment: Kelly Fuller (kellygeor1@aol.com)

✓ 3. Email comment: Kim Dennis (kimdennis99@gmail.com)



## SIGN IN ONLY IF YOU WISH TO SPEAK

- |       |                                                            |
|-------|------------------------------------------------------------|
| ✓ 4.  | Email Comment: Taylor Fleming<br>(taylorbrumett@yahoo.com) |
| ✓ 5.  | Crawford Roberts                                           |
| ✓ 6.  | Hori Sistare                                               |
| ✓ 7.  | Rebecca Benson                                             |
| ✓ 8.  | Clyde P. Williams                                          |
| ✓ 9.  | Melissa Pate                                               |
| ✓ 10. | MIKE SISTARE<br>MIKE SISTARE@yahoo.com                     |
| ✓ 11. | Gilbert Small                                              |
| ✓ 12. | Kaydence Clark                                             |
| ✓ 13. | Jason Steen                                                |
| ✓ 14. | Jodi Honeycutt                                             |
| ✓ 15. | Pieter Miller                                              |
| ✓ 16. | Monica Graham                                              |
- ✓ 17. Glenn Steen      ✓ 18. JOSH BILLAR

Hem 5d: Wellspring/Potter  
(Dennis)

**From:** [Sherrie Simpson](#)  
**To:** [Jennifer Bryan](#)  
**Subject:** Fwd: Proposed rezoning  
**Date:** Tuesday, March 19, 2024 9:10:11 AM  
**Attachments:** [LCLogo\\_62b25c5c-bf0a-40de-bbf8-a6a94abd7fa611.png](#)

---

Is this email too late to include for tonight's meeting? Please respond.

Thanks  
Sherrie

Sent from my iPhone



**Sherrie Simpson, Clerk to Council**  
County Council

Lancaster County Government  
PO Box 1809  
101 N Main St  
Lancaster, SC 29720

P: (803) 416-9307 F: (877) 241-5430  
[SSimpson@lancastersc.net](mailto:SSimpson@lancastersc.net)

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Begin forwarded message:

**From:** Kim Dennis <[kimdennis99@gmail.com](mailto:kimdennis99@gmail.com)>  
**Date:** March 19, 2024 at 8:50:14 AM EDT  
**To:** Sherrie Simpson <[SSimpson@lancastersc.net](mailto:SSimpson@lancastersc.net)>  
**Subject:** Proposed rezoning



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—IT Helpdesk, [lancastersc.supportsystem.com](http://lancastersc.supportsystem.com)

I have property at 216 Cottage Road, Heath Springs. I have 18.45 surrounded by

farm land that is approximately 2 miles from the proposed development at Bear Creek. This southern end of Potter Rd is narrow and not in great shape and in my opinion, can not handle the traffic that a development would bring. My own road, Cottage, is a dirt road that cuts through to 521. The amount of traffic that has increased in recent years will probably not compare to what lies ahead if this development is approved.

Please do not allow this in our community.

--

*Kim Dennis*

*Charles "Chuck" McGaughy, II, EA  
Tax & Accounting Service, LLC  
Connelly Centre  
310 South Main Street  
Lancaster, SC 29720*

*Telephone 803.283.9994  
Facsimile 803.283.9996*

Item 5d: wellspring/potter  
(Richards)

**From:** [Sherrie Simpson](#)  
**To:** [Jennifer Bryan](#)  
**Subject:** Fwd: Rezoning Land on South Potter Road  
**Date:** Monday, March 18, 2024 1:34:01 PM  
**Attachments:** [LCLogo\\_62b25c5c-bf0a-40de-bbf8-a6a94abd7fa611.png](#)

---

Jennifer

I think this is for the Planning meeting this month? Can you respond?

Thanks  
Sherrie

Sent from my iPhone



**Sherrie Simpson**, Clerk to Council  
County Council

Lancaster County Government  
PO Box 1809  
101 N Main St  
Lancaster, SC 29720

P: (803) 416-9307 F: (877) 241-5430  
[SSimpson@lancastersc.net](mailto:SSimpson@lancastersc.net)

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Begin forwarded message:

**From:** Robert Richards <[roberttrs@comporium.net](mailto:roberttrs@comporium.net)>  
**Date:** March 18, 2024 at 9:36:23 AM EDT  
**To:** Sherrie Simpson <[SSimpson@lancastersc.net](mailto:SSimpson@lancastersc.net)>  
**Cc:** Lori <[tlj2003@comporium.net](mailto:tlj2003@comporium.net)>  
**Subject:** Rezoning Land on South Potter Road

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—IT Helpdesk,

[lancastersc.supportsystem.com](https://lancastersc.supportsystem.com)<<https://lancastersc.supportsystem.com>>



Sherie,

Got your email address from a friend of mine. I live on Bucks Drive which comes out almost directly in front of the proposed rezoning and new housing development. I did not get an invite, which is ok with me, but I am probably around 1500 feet from where the new development is going. A few questions are below:

Will the new sewer infrastructure be just for the new housing development?

Due to the new housing development and the traffic that will come from that, will Potter Rd be properly upgraded to support the new traffic load?

Will the power cables for the new development be underground? Will that be Duke Power or Lynches River?

Will a traffic light be placed at the intersection of Potter Rd and 903, due to the increase traffic flow?

Who will be the new development's internet provider?

Will water lines, gas lines, electrical lines have to be upgraded to support the new development? If so, what is the anticipated impact to existing dwellings on and intersecting with Potter Rd?

Will the new development have access to Bear Creek reservoir? I understand there is a park there, that anybody can access, but not put boats in at the park.

Will the new development have a HOA, Home Owner's Association? If so what will be their guidelines for the residents?

My intent here is to stimulate some thoughts on this subject, which I am sure there are a lot of. But from the factual side this will be a pretty big effort to construct off Potter Rd as it exists today. From the human side, most of the folks out here have enjoyed a quiet, rural environment. In most cases we would like to keep it that way.

If you have any questions for me, please feel free to contact me.

Robert Richards  
803-283-0659

1 term 5d: Wellspring/Potter

(Fuller)

**From:** [Sherrie Simpson](#)  
**To:** [Jennifer Bryan](#)  
**Subject:** Fwd: Potter Road development  
**Date:** Monday, March 18, 2024 1:31:58 PM  
**Attachments:** [LCLogo\\_62b25c5c-bf0a-40de-bbf8-a6a94abd7fa611.png](#)

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Jennifer

Is this being heard by the planning commission this month? If so will you respond?

Thanks  
Sherrie

Sent from my iPhone



**Sherrie Simpson, Clerk to Council**  
County Council

Lancaster County Government  
PO Box 1809  
101 N Main St  
Lancaster, SC 29720

P: (803) 416-9307 F: (877) 241-5430  
[SSimpson@lancastersc.net](mailto:SSimpson@lancastersc.net)

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Begin forwarded message:

**From:** KELLY FULLER <kellygeor1@aol.com>  
**Date:** March 18, 2024 at 8:54:43 AM EDT  
**To:** Sherrie Simpson <SSimpson@lancastersc.net>, fish2day@comporium.net  
**Subject:** Fw: Potter Road development

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----- Forwarded Message -----

**From:** KELLY FULLER <kellygeor1@aol.com>

**To:** asimpson@lancastersc.net <asimpson@lancastersc.net>

**Sent:** Monday, March 18, 2024 at 08:52:34 AM EDT

**Subject:** Potter Road development

Dear Mrs. Simpson,

I would like to express my concern over the proposed development on Potter Road .

Considering the condition of the road, the disturbance of family graveyards in that area and the disturbance of protected animal species in that area, I believe it would be criminal to approve this plan.

My mother and dad live nearby. My dad is passed on and my mother is very upset about this plan. Potter Road is in very bad condition and cannot be widened or improved . It is a road with a lot of traffic that already is past it's limit for more cars.

I believe that native American tribes , such as the Catawba Indians, need to be consulted, as it is clear they have had settlements on that road in the past.

An environmental study and a traffic study is needed for this project.

I, and my family, oppose this project and do not believe it should be approved.

Sincerely,

Kelly Marshall Fuller

Item 5d: Wellspring/Potter  
(Fleming)

**From:** [Sherrie Simpson](#)  
**To:** [Jennifer Bryan](#)  
**Subject:** Fwd: Housing plans for S Potter road  
**Date:** Tuesday, March 19, 2024 9:13:33 AM  
**Attachments:** [LCLogo\\_62b25c5c-bf0a-40de-bbf8-a6a94abd7fa611.png](#)

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Jennifer:

Can you respond regarding tonight's meeting?

Sherrie

Sent from my iPhone



**Sherrie Simpson, Clerk to Council**  
County Council

Lancaster County Government  
PO Box 1809  
101 N Main St  
Lancaster, SC 29720

P: (803) 416-9307 F: (877) 241-5430  
[SSimpson@lancastersc.net](mailto:SSimpson@lancastersc.net)

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Begin forwarded message:

**From:** Taylor Brumett <[taylorbrumett@yahoo.com](mailto:taylorbrumett@yahoo.com)>  
**Date:** March 18, 2024 at 7:18:16 PM EDT  
**To:** Sherrie Simpson <[SSimpson@lancastersc.net](mailto:SSimpson@lancastersc.net)>  
**Subject:** Housing plans for S Potter road

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—IT Helpdesk,

[lancastersc.supportsystem.com](https://lancastersc.supportsystem.com)<<https://lancastersc.supportsystem.com>>

Good evening Miss Simpson, I have some comments I would like to share on the projected plans to rezoning the land for housing. I live on Bailey road and I see a



lot of traffic from S. Potter road that uses my road to get to 521. I feel that this would negatively impact the safety of the roads that surround S. Potter. That road is in bad shape and there are already known traffic hazards due to people speeding down that road and the overall road condition. I personally have seen so many wrecks on that road including cars that have went onto residential property causing a lot of damage to their yard from speeding and losing control of their vehicle. Also how will this affect local schools? I volunteer in my son's school quite a bit and they already are in a tough spot with overcrowding of students. Before something like this is approved I would like to see plans to improve the local roads and a plan to help the schools with this type of growth. From a very concerned local I do not think this is a good idea at all.

Thank you,

Taylor Fleming

**SIGN IN ONLY IF YOU WISH TO SPEAK**

# Lancaster County

South Carolina



## PLANNING COMMISSION Public Hearing Sign In Sheet

### **Item 5e: RZ-2024-0269: Anderson**

Application by Judy Anderson to rezone a parcel of .50 acres located at 126 Dogwood Trail Lane, Indian Land (TM#0013-00-080.02) from Medium Density Residential (MDR) to Neighborhood Business (NB) district, to allow property to be conjoined with existing business at 8143 Charlotte Highway.

Council Chambers  
101 N. Main Street, Lancaster South Carolina  
***Tuesday, March 19, 2024***

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**PLEASE PRINT**

|      |                  |
|------|------------------|
| ✓ 1. | B. J. Laney      |
| ✓ 2. | Sherry Laney     |
| ✓ 3. | Barbara Pressley |

We are in the heart of Indian Land, and I know the building and progress going on all around us. Its enormous.

But we are an established neighborhood on a very small road.

I would ask that you imagine your home in which you live right now. Now think if someone bought the home & houses down from your own, and then took

that house down, and wanted to change that property, just & houses from yours, into a business. And if that one changes, what is to stop the house next to that? Is a business what you want to be your next door neighbor?

An established neighborhood

is not the place for progress. A one lane road where we have to pull off the road and allow each other to pass is no place for a business. A road we can only get the county to patch instead of pave, where we already have to wait to get an opening to enter the highway is no road

to introduce more traffic onto.  
We have a new neighbor that  
does not completely understand yet  
how our little lane works. I was  
trying to enter, waiting on a traffic  
break to pull into our road. When  
we got one, he wanted me to enter  
the road, but I could not as there  
was no room until he would move  
out, the road is not made for two.

I don't want to see that multiplied  
by how many ever times a new  
business would bring in.

You council members work hard  
I am sure, making judgements  
and decisions for our community,  
and I thank you for your service,  
sacrifice and efforts. Please  
make the good choice ~~here for~~  
here in this situation.