



MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION

CHARLES DEESE, DISTRICT 3, CHAIRMAN
JAMES BARNETT, DISTRICT 5, VICE-CHAIRMAN
YOKIMA CURETON, DISTRICT 2
JUDIANNA TINKLENBERG, DISTRICT 4
SHEILA HINSON, DISTRICT 6
ALAN PATTERSON, DISTRICT 1
, DISTRICT 7
CLERK: JENNIFER BRYAN

**MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION
WORKSHOP MEETING**

**March 7, 2024 5:00 P.M.
MINUTES**

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

1. Roll Call:

Members Present:

Jim Barnett	Charles Deese	Sheila Hinson
Ben Levine	Yokima Cureton	Alan Patterson

Absent: Judianna Tinklenberg

Others Present:

Allison Hardin, Development Services Dir.	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.

2. New Business

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

Discussion:

- There are 6 existing conditions that must be met
- Allison will present to COW on 3/13, including research from other jurisdictions
- Mr. Balik's comment is being researched
- 500 ft vs ¼ mile separation
- Request list/map of HI parcels > < 5 acres

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

Discussion:

- No additional comments/questions

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

Staff Presentation: Matthew Blaszyk

Discussion:

- Process for requesting DA for this project?
- Traffic impact on roads and neighborhood

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

Discussion:

- Sketch Plan submitted today calls for 59 lots, review not yet completed
- >50 lots will need second access
- Concerns about location across from dam
- Potential TIA requirement

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

Discussion:

- One call from neighbor opposed to rezoning.
- Condition of Dogwood Lane

f. 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

Discussion:

Sandra has reviewed, no objections.

Returning to Planning Commission because of required notification to property owner, and need for application signed by KFC.

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

Group submittal of road names submitted as part of Preliminary Plat and Site Plan process.

Staff Presentation: Jennifer Bryan, Clerk

Discussion:

- Sandra has reviewed, no objections.
- All private roads.

3. Other:

- a. Plat reading class April 10, 2024 sponsored by Stormwater/Engineering. Open to staff and Planning Commissioners.

4. Adjourn

Meeting was adjourned at **6:05 PM.**

7.2.4 OFF-STREET PARKING AND LOADING REQUIREMENTS

If required, permanent off-street parking (including on-street parking and bicycle parking in accordance with the requirements below) shall be provided at the time of erection, alteration, enlargement, establishment, or change of use of any building or open use of land which requires additional off-street parking.

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D. SATELLITE PARKING

1. Proximity to Use: If the off-street parking spaces required by this section cannot be reasonably provided on the same lot as the principal use, such spaces may be provided in a satellite parking area on any land within 600 feet of any public entrance to the principal use. Spaces may be provided in satellite parking areas on any land further than 600 feet, but within 1600 feet, of any public entrance to the principal use, if provided in conjunction with regular shuttle services. Satellite parking areas provided and operated in conjunction with shuttle services are allowed only upon approval of the Administrator after the applicant provides proof of a contract to utilize the satellite parking area.
2. Shared Satellite Parking: Upon approval by the Administrator, satellite parking facilities may be shared by two or more uses which do not share normal operating hours.
3. Parking for Permitted Uses Only: If a satellite parking area is utilized to fulfill parking requirements, the owner or authorized agent for the land upon which such remote parking is located shall restrict the use of such parking area for parking only in connection with the use or structure for which such remote parking is provided. Such restriction shall be recorded by a declaration of restrictions properly filed with the Register of Deeds of Lancaster County, which may be released only by written consent of the County. Remote parking for a particular use shall not be established in any district that does not allow that use.

Jennifer Bryan

From: Sandra Burton <SBurton@lanc911.com>
Sent: Wednesday, March 6, 2024 2:54 PM
To: Jennifer Bryan
Subject: New Road Names - Edgewater Ph 11

Hi Jennifer,

I have two more road names. If it is too late, we can put them on next month.

Silent Meadows Ln
Canopy Bluff Ln

These are both in Ph 11 of Edgewater, project 20230161

Thanks!

Sandra Burton
E-911 Addresser
803-416-9325
addresser@lanc911.com



A Few Serving Many

