



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
February 20, 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, Development Services Director
Matthew Blaszyk, Planner

Clerk: Jennifer Bryan

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 Alan Patterson; 2nd by James Barnett.
- Motion to Amend, removing **item 5f: Comprehensive Plan Discussion**, by James Barnett; 2nd by Alan Patterson.

Vote on Amendment: 6:0. **Motion to amend is approved unanimously.**

Called vote to Approve, as amended: 6:0. **Motion approved unanimously.**

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

Chairman Deese opened the floor to comments from the public.

1. **Kevin Garon**: spoke in opposition to uncontrolled growth in Indian land.

4. APPROVE MINUTES

a. January 16, 2024, Regular Minutes

Chairman Deese called for a motion to approve January 16, 2024 Regular Minutes as written. **Motion to Approve** by Yokima Cureton; 2nd by Judianna Tinklenberg.
Called vote: 6:0. **Motion approved denied unanimously.**

b. February 1, 2024, Workshop Minutes

Chairman Deese called for a motion to approve February 1, 2024 Workshop Minutes as written. Commissioner Patterson was absent and will abstain. **Motion to Approve** by Sheila Hinson; 2nd by James Barnett.
Called vote: 5:0, 1 abstention. **Motion approved.**

5. PUBLIC ITEMS

- a. TA-2024-0162 “Non-Metallic Mineral Manufacture” Conditional Use Application at the request of Council, to amend the Unified Development Ordinance at Sec. 2.5 Uses Permitted and Sec. 5.9 Industry/Wholesale/Storage Uses, to establish the newly adopted use “Non-Metallic Mineral Manufacture” as a Conditional Use.

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

Staff Recommendations: Council will meet on March 13, 2024 to add conditions to the use. Item will return to Planning Commission on March 19, 2024 agenda. Recommend opening Public Hearing for those present today, and continuing item until March 19, 2024.

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

1. Trutner Email comment: see attachment. Against the Asphalt plant, supports greater restriction on use.
2. Peskin Email comment: see attachment. Against the Asphalt plant, supports greater restriction on use.
3. Doyle Email comment: see attachment. Against the Asphalt plant, supports greater restriction on use.
4. Jim Balik: Spoke in opposition to the asphalt plant, asked for consideration of restrictions on particulate emissions/toxins.
5. Lee Olvera: Spoke in opposition to the asphalt plant.

[See end of minutes for Motion to continue hearing, defer item to March 19, 2024]

b. RZ-2023-2125 Thompson

Application by John Thompson to rezone approximately 3.82 acres at 1348 N. Rocky River Road (TM# 0058-00-064.00) from Rural Business (RUB) to General Business (GB), in order to allow development of a self-service storage facility.

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

Questions to staff:

Clarification of spot zoning under SC law, and discussion of relevant case law/interpretation

Comment from applicant(s): None.

Public Hearing: (See attachments: Sign-in Sheets) None signed in. Chairman Deese closed Public hearing and called for a motion on item RZ-2023-2125. Motion to approve by Sheila Hinson; 2nd by James Barnett.

Discussion:

Applicant must submit minor subdivision plat so as not to create a non-conformity with the car wash business.

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. SD-2023-1136 Asbury Site

Application by Landworks Design and Empire Communities for a Preliminary plat for approximately 91.18 acres located at Asbury Lane in Indian Land (TM#s 0007-00-022.00, 0007-00-022.01, 0007-00-022.02, 0007-00-022.03, 0007-00-022.04, 0007-00-022.05 & 0007-00-022.06) for a subdivision of 78 single-family lots.

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

Staff Recommendations: Approval with conditions: resolution of TRC comments

Questions to Staff:

Traffic capacity on Old Bailes Road; sidewalk connections; cumulative traffic impact with other new developments; timeline of Hwy 521 improvements

Comment from applicant(s): [see attached powerpoint presentation]

Matt Langston, Landworks Design; **Dan Robertson**, Empire Communities. Applicant would be happy to add sidewalks at property boundaries on Possum Hollow and Old Bailes.

Questions/Comments from Commissioners:

Recommend removing tulip trees and hackberry from street tree plan.

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

Chairman Deese closed Public hearing and called for a motion on item SD-2023-1136.

- **Motion to approve** by Yokima Cureton; 2nd by Sheila Hinson
- **Motion to Amend** by Alan Patterson; 2nd by Judianna Tinklenberg, to add the following conditions:
 - Resolution of all outstanding TRC comments that do not devolve to Civil Plan Approval
 - [LCWSD capability & capacity letter
 - Submission of new road names for approval
 - Submission of a CAD file
 - BMP/common area access points removed from private property;
 - Street tree changes: remove tulip poplars and hackberry.
 - Sidewalks on property frontage on Possum Hollow & Old Bailes

Discussion: no additional

Vote on Amendment: 6:0. **Motion to amend is approved unanimously.**

Called vote to Approve, as amended: 6:0. **Motion approved unanimously.**

Chairman Deese noted that this item does not require approval by Council; conditions for approval must be resolved within 60 days.

d. SD-2023-0325 Jasmine Hills

Application by Mohamed Altwaairgi/Rass Investments LLC for a Preliminary Plat for 34.14 acres straddling Pettus Road northwest of the intersection with Barberville Road (TM# 0003-00-058.00) for a subdivision of 75 single-family lots.

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

Staff Recommendations: **Denial:** Lack of water/sewer access; TRC comments unresolved; Lack of negotiated cooperation for road upgrades; TIA not approved by consultant.

Questions to staff:

Lack of connectivity through project to school site adjacent; sidewalks on Barberville Road; capacity on Barberville Road.

Comment from applicant(s): **Gerald Lee**, Chao & Associates, Columbia.

Applicant has observed due diligence negotiating with LCWSD for water/sewer infrastructure contributions, and with SCDOT regarding road upgrades. They have submitted additional data to remedy the sight line criticism raised by the TIA consultant.

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

1. **Kevin Garon**, Indian Land resident: opposed to rampant development in Indian Land, and to this plan due to concerns of traffic, safety, and damage to water quality.
2. **Melinda Martin** (Pettus Road resident) opposed to this project, asks for a 6-foot wall on property line to protect her horses; concerned about traffic safety on Barberville blind curve.

Chairman Deese closed Public hearing and called for a motion on item SD-2023-0325.

Motion to approve by Alan Patterson; 2nd by Yokima Cureton.

Discussion:

Barberville Road does not have sufficient capacity; schools in IL are past capacity; the project lacks sufficient connectivity.

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

e. SD-2022-2205 The Sands, Kershaw aka Little Dude

Application by Earl Coulston/Coulston Enterprises, for a Preliminary Plat for 38.02 acres located at the southeast corner of Fork Hill Road and Little Dude Avenue in Kershaw (TM #0141-00-024.00) for a single-family residential development of 71 lots.

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

Staff Recommendations: Conditional Approval: Street names submitted within 60 days.

Questions to staff:

No TRC comments remain to be resolved.

Comment from applicant(s): no further comments.

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

1. **Jerome Watts**: (Little Dude Ave): Opposed to development, due to road capacity and character of neighborhood.

Chairman Deese closed Public hearing and called for a motion on item SD-2023-1136.
Motion to approve with stated staff conditions by Sheila Hinson; 2nd by James Barnett.

Discussion:

Need for housing in Kershaw; concern over possible traffic impact.

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

[**AGENDA WAS AMENDED TO REMOVE 5 f**

- f. [Comprehensive Plan Discussion: reserved for discussion continued from 2/15/2024. No further discussion required.]**

6. NEW BUSINESS

- a. **NRN-2024-0155** New Road Names, pursuant to Section 9.2.17.A.2 of the Unified Development Ordinance. Group submittal from Preliminary Plats and Civil Site Plans.

Staff Presentation: Jennifer Bryan

No public hearing required.

Motion to Approve by James Barnett; 2nd by Yokima Cureton.

Vote: 6:0 **Motion is approved unanimously.**

- b. Update on Conditional Approvals:

- Pinnacle at Sunset Pointe (Edgewater) conditions not met within 60 days
- Cane Mill (Sienna Lane) conditions not met within 60 days

- c. Overview of Next Month's Agenda

- TA- Asphalt Conditional Use (Council Conditions)
- TA- Satellite Parking
- RZ- Wellspring 50 + acres RN to MDR
- RZ Lynwood Subdivision 124 ac LDR to MDR (formerly Ken Goulet)
- RZ Anderson .5 acres MDR to NB

- d. Other: **returned to item 5a:** Motion by James Barnett to continue the Pubic Hearing on item 5a to March 19, 2024 meeting; 2nd by Alan Patterson.

Vote: 6:0. **Motion approved unanimously.**

7. ADJOURN

Motion to adjourn by Alan Patterson; 2nd by Yokima Cureton. Motion approved by unanimous consent. Meeting adjourned at **8:04** p.m.

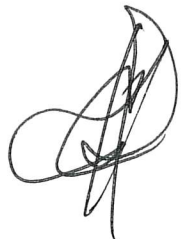
ATTACHMENT 1:
SIGN- IN SHEETS 2/20/2024

SIGN IN ONLY IF YOU WISH TO SPEAK

Lancaster County



South Carolina



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, February 20, 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.	Kevin Geron
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SIGN IN ONLY IF YOU WISH TO SPEAK

Lancaster County



South Carolina



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5a: TA-2024-0162 Conditional Use status for Asphalt Plants

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, February 20, 2024

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PLEASE PRINT

✓ 1.	EMAIL SUBMITTED: (see copy) <i>Opposed</i> GLENN TRUTNER <i>Asphalt Plant</i> <i>in favor of Conditional</i>
✓ 2.	EMAIL SUBMITTED: (see copy) <i>Opposed</i> RON PESKIN <i>asphalt Plant</i> <i>in favor of Conditional</i>
✓ 3.	EMAIL SUBMITTED: (see copy) <i>Opposed</i> JEAN DOYLE <i>in favor of Conditional</i>
✓ 4.	JIM BALIK

✓ 5. *See Oliver*

*OLVERA (confirmed via
Tax Assessor's data)*

Remain open

SIGN IN ONLY IF YOU WISH TO SPEAK

Lancaster County



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5b: RZ-2023-2125 Thompson (RUB to GB)

Application by John Thompson to rezone approximately 3.82 acres at 1348 N. Rocky River Road (TM# 0058-00-064.00) from Rural Business (RUB) to General Business (GB), in order to allow development of a self-service storage facility.

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SIGN IN ONLY IF YOU WISH TO SPEAK

Lancaster County



South Carolina



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5c: SD-2023-1136 Asbury Site

Application by Landworks Design and Empire Communities for a Preliminary plat for approximately 90.7 acres located at Asbury Lane in Indian Land (TM#s 0007-00-022.00, 0007-00-022.01, 0007-00-022.02, 0007-00-022.03, 0007-00-022.04, 0007-00-022.05 & 0007-00-022.06) for a subdivision of 78 single-family lots.

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101 N. Main Street, Lancaster South Carolina
Tuesday, February 20, 2024

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Lancaster County

South Carolina



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5d: SD-2023-0325 Jasmine Hills

Application by Mohamed Altwaigi/Rass Investments LLC for a Preliminary Plat for 34.14 acres straddling Pettus Road northwest of the intersection with Barberville Road (TM# 0003-00-058.00) for a subdivision of 75 single-family lots.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, February 20, 2024

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PLEASE PRINT

✓ 1.	Kevin Garon
✓ 2.	Melinda Martin
3.	
4.	

SIGN IN ONLY IF YOU WISH TO SPEAK

Lancaster County



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5c: SD-2022-2205 The Sands – Kershaw

Application by Earl Coulston/Coulston Enterprises, for a Preliminary Plat for 38.02 acres located at the southeast corner of Fork Hill Road and Little Dude Avenue in Kershaw (TM #0141-00-024.00) for a single-family residential development of 71 lots.

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PLEASE PRINT

✓ 1.	Serome WATTS
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ATTACHMENT 2:
EMAIL COMMENTS

5a

From: [Sherrie Simpson](#)
To: [Jennifer Bryan](#)
Subject: FW: TA-2024-0162 Asphalt Conditional Use
Date: Monday, February 19, 2024 11:24:43 AM
Attachments: [LCLogo_62b25c5c-bf0a-40de-bbf8-a6a94abd7fa611.png](#)
Importance: High

Can you take care of the below request?

Thanks,
Sherrie



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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From: Glenn Trutner <gtrutner@icloud.com>
Sent: Monday, February 19, 2024 11:22 AM
To: Sherrie Simpson <SSimpson@lancastersc.net>
Subject: TA-2024-0162 Asphalt Conditional Use
Importance: High

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

Please distribute to: Lancaster County Planning Commission and Planning Department,

I am writing in favor of developing the STRONGEST POSSIBLE restrictions on asphalt plants and other "Nonmetallic Mineral Product Manufacturing" industries such as:

- clay product and refractory manufacturing
- glass and glass production manufacturing
- cement and concrete product manufacturing
- lime and gypsum product manufacturing
- other nonmetallic mineral product manufacturing
- recycling, storage, processing, resale, or reuse of recovered materials

Truly a devil's brew of toxin releasers, IMHO!

The Planning Department and Commission correctly recommended against ordinance Ordinance 2023-1879, which unfortunately passed and dramatically weakened the protections against such industries which had been in place for all HI-zoned parcels. This is your chance to not only undo the damage already done, but to recommend EVEN STRONGER restrictions on these emissions-heavy industries!

Among the weakened conditions were:

- a) required parcel size by 40%, from 10 acres to 6 acres
- b) separation requirements from other-zoned parcels by 81%, from 2,640 ft to 500 ft
- c) setback requirements from other property lines, roads, etc. by 75% from 300 ft to 75 ft
- d) required buffer (trees etc) by 50%, from 100 ft to 50 ft

Given the characteristics of these industries, I suggest a MINIMUM:

- parcel size of 30 acres
- separation from other-zoned parcels of 2 miles
- setback requirements of 1,000 feet
- required buffer of 250 feet
- distance from Catawba river or any other waterway or lake of 5 miles

While these and any other changes need to have a stated good reason, there would seem to be an abundance to choose from in the areas of resident health and safety, environmental protection, property values for both residential and commercial neighbors, and other areas.

Following are links to a few authoritative discussions on the emission dangers (for air, groundwater, and waterways) of asphalt plants - there are lots of others as well:

<https://sustainablemadison.org/files/FBP-FactSheet.pdf>

<https://chej.org/wp-content/uploads/Asphalt-Plants-PUB-131.pdf>

<http://www.calvacpaving.com/wp-content/uploads/2018/09/Vulcan-Hot-Mix-Asphalt.pdf> (posted on site of a paving company!)

<https://www3.epa.gov/ttnchie1/ap42/ch11/bgdocs/b11s01.pdf>

<https://chej.org/a-bad-place-for-an-asphalt-plant-an-african-american-community-fights-back>

I have not researched the other “Nonmetallic Mineral Product Manufacturing” industries, but I am certain there are at least as many dangers associated with them as well.

Thank you!

Glenn Trutner

3079 Oliver Stanley Trail

TreeTops Community

Lancaster, SC 29720

gtrutner@icloud.com

516-375-6262

From: [Sherrie Simpson](#)
To: [Jennifer Bryan](#)
Subject: FW: Asphalt Plant
Date: Monday, February 19, 2024 12:56:13 PM
Attachments: [LCLogo_62b25c5c-bf0a-40de-bbf8-a6a94abd7fa611.png](#)

Jennifer:

Can you please add the below comments to packet for distribution to the Planning Commission members?

Thanks,
Sherrie



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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From: ron peskin <pkron123@gmail.com>
Sent: Monday, February 19, 2024 12:53 PM
To: Sherrie Simpson <SSimpson@lancastersc.net>
Subject: Re: Asphalt Plant

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—IT Helpdesk, lancastersc.supportsystem.com

Yes
Sent from my iPhone

On Feb 19, 2024, at 12:47 PM, Sherrie Simpson
<SSimpson@lancastersc.net> wrote:

Mr. Peskin:

Would you like your comments distributed to the Planning Commission? They will be the next ones to consider the asphalt plant item.

Thank you for reaching out to Lancaster County.

With kind regards,

Sherrie Simpson

<LCLogo_62b25c5c-bf0a-40de-bbf8-a6a94abd7fa611.png>

www.mylancastersc.org

Sherrie Simpson, *Clerk to Council*
County Council

Lancaster County Government
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Lancaster, SC 29720

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-----Original Message-----

From: ron peskin <pkrond123@gmail.com>
Sent: Sunday, February 18, 2024 1:32 PM
To: Sherrie Simpson <SSimpson@lancastersc.net>
Subject: Asphalt Plant

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

—IT Helpdesk, lancastersc.supportsystem.com<<https://lancastersc.supportsystem.com>>

There are less environmental hazard business that the city should consider than having an

asphalt plant near residential properties. Ask yourself, would you want one built near you. I don't think so, then why support one. We moved to this community to enjoy the beauty and serenity of our community so please don't ruin that by having an asphalt plant built.

Concerned citizen.

Ron Peskin

Tree Tops

Sent from my iPhone

From: [Sherrie Simpson](#)
To: [Jennifer Bryan](#)
Subject: FW: 2023-1879
Date: Tuesday, February 20, 2024 8:44:56 AM
Attachments: [LCLogo_62b25c5c-bf0a-40de-bbf8-a6a94abd7fa611.png](#)

Jennifer:

Is it to late to add this one to the packet that you provide to the Planning Commission members?

Thanks,
Sherrie



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@lancasteresc.net

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From: Jean Doyle <jdoyle150@att.net>
Sent: Monday, February 19, 2024 4:18 PM
To: Sherrie Simpson <SSimpson@lancasteresc.net>
Subject: 2023-1879

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—IT Helpdesk, lancasteresc.supportsystem.com

I strongly object to to any of the weakening of the restrictions on HI zoned parcels. Actually, the reexisting estrinctions that are being weakened, aren't strong enough. While I would like the restrictions strengthened. I would like to see them strengthened to:

- Parcel sizs of at least 30 acres
- 2 mile separation from other zoned parcels by 2 miles

1000 ft. set back requirement

- Required buffer of 250 ft
- 5 miles from the Catawba River

The Planning Commission voted against 2023-1979, but I guess you don't respect their thoughtful consideration. There is plenty of articles written on the dangers of emissions from Asphalt Plant.

These restrictions need to apply to all non-metallic mineral product manufacturing.

Thank You,

Jean Doyle

Jdoyle150@att.net

6030 Kings Canyon Way

Tree Tops

ATTACHMENT 3:

Item 5e

LCWSD Service Letter

5e



*Lancaster County
Water & Sewer District*

"Serving Lancaster County For Over 40 Years"

February 19, 2024

Coulston Enterprises, Inc.
Attn: Andy Coulston
8332 Regent Parkway
Fort Mill, SC 29715

Re: Parcel ID # 0141-00-024.00

Dear Mr. Coulston:

This letter is to address water supply and distribution for parcel ID # 0141-00-024.00 located at the intersection of Little Dude Avenue and Fork Hill Road in Lancaster County.

Upon completion, acceptance, and payment of all fees necessary for water mains, Lancaster County Water and Sewer District (LCWSD) agrees to furnish water to this property in an amount consistent with the flow associated with the capacity fees paid. The water quality of the subject project is regulated by SCDHEC Bureau of Water. Sewer service will be provided to the subject site by The Town of Kershaw through an agreement with LCWSD.

This is not a willingness and capability to serve commitment. Willingness and capability to serve is contingent upon payment of the required capacity fees as determined by the District in response to letter of intent as outlined in the District's Developer's Policy.

If you have any questions, please let me know.

Sincerely,

A handwritten signature in blue ink that reads "Erin Evans". The signature is written in a cursive, flowing style.

Erin Evans
Staff Engineer
Lancaster County Water & Sewer District

*P.O. Box 1009 Lancaster, South Carolina 29721
Phone 803-285-6919 - Fax 803-285-9574*

ATTACHMENT 4:
Conditional Approval Status

STATUS OF CONDITIONAL APPROVAL: As of 2/19/2024Cane Mill/Sienna Lane

Chairman Deese called for a motion on item SD-2023-0765

Motion to approve with conditions, by Alan Patterson; 2nd by Sheila Hinson.

1. Resolution of outstanding TRC comments;
2. Public Works approval of relocating Cattail Road intersection.

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

Planning Commission makes the final decision on Preliminary Plats. Conditions must be resolved within 60 days, or the Plat must return to Planning Commission for reconsideration.

Revised Plat submitted 12/20/2024. New TRC comments issued 1/19/2024.

1. 12/20/2024 Plat:
 - County Engineer comments: **resolved**
 - LCWSD Approval: **Not resolved**
 - Planning Conditional Comments: **Not resolved**
 - SCDOT Comments: **Not resolved.**
2. Public Works Approval: **Not resolved.**

*email
Sent via
Evoque on
2/21/2024*

STATUS OF CONDITIONAL APPROVAL: As of 2/19/2024

Pinnacle At Sunset Pointe (Edgewater)

Chairman Deese closed Public hearing and called for a motion on **item SD-2023-1409**
Motion to approve with Conditions, by James Barnett; 2nd by Yokima Cureton .

Called vote: 6:0. **Motion for Conditional Approval is approved unanimously.**
Planning Commission makes the final decision on Preliminary Plats. Conditions must be resolved within 60 days, or the Plat must return to Planning Commission for reconsideration. **CONDITIONAL APPROVAL 12/19/2024, 60 days deadline 2/19/2024.**

Revised Plat submitted 1/16/2024

Conditions:

1. Resolution of TRC comments (LCWSD approval and sidewalks comment unresolved)
2. Street names approved **(in group submittal on 2/20 agenda)**
3. LCWSD review & approval **unresolved**. Plan submitted to Evolve project for Sunset Pointe on 1/16/2024; no communication from LCWSD if it has been submitted to their process, or where they are with approval.
4. Hydrants included on plan **on 1/16/2024 revision**
5. Sidewalks included on plan **unresolved**
6. Lighting plan submitted and approved **submitted 1/16/2024 with Landscaping Plan**

lob

email sent
via Evolve

on
2/21/2024

ATTACHMENT 5:
Asbury Site Presentation

ASBURY SUBDIVISION PUBLIC HEARING FEBRUARY 20, 2024, 6:00PM

SD-2023-1136

THE TEAM

DEVELOPER/BUILDER: EMPIRE COMMUNITIES

MIKE SHEA

DAN ROBERTSON

AQIL MOHAMMED

ERIC HOOPER

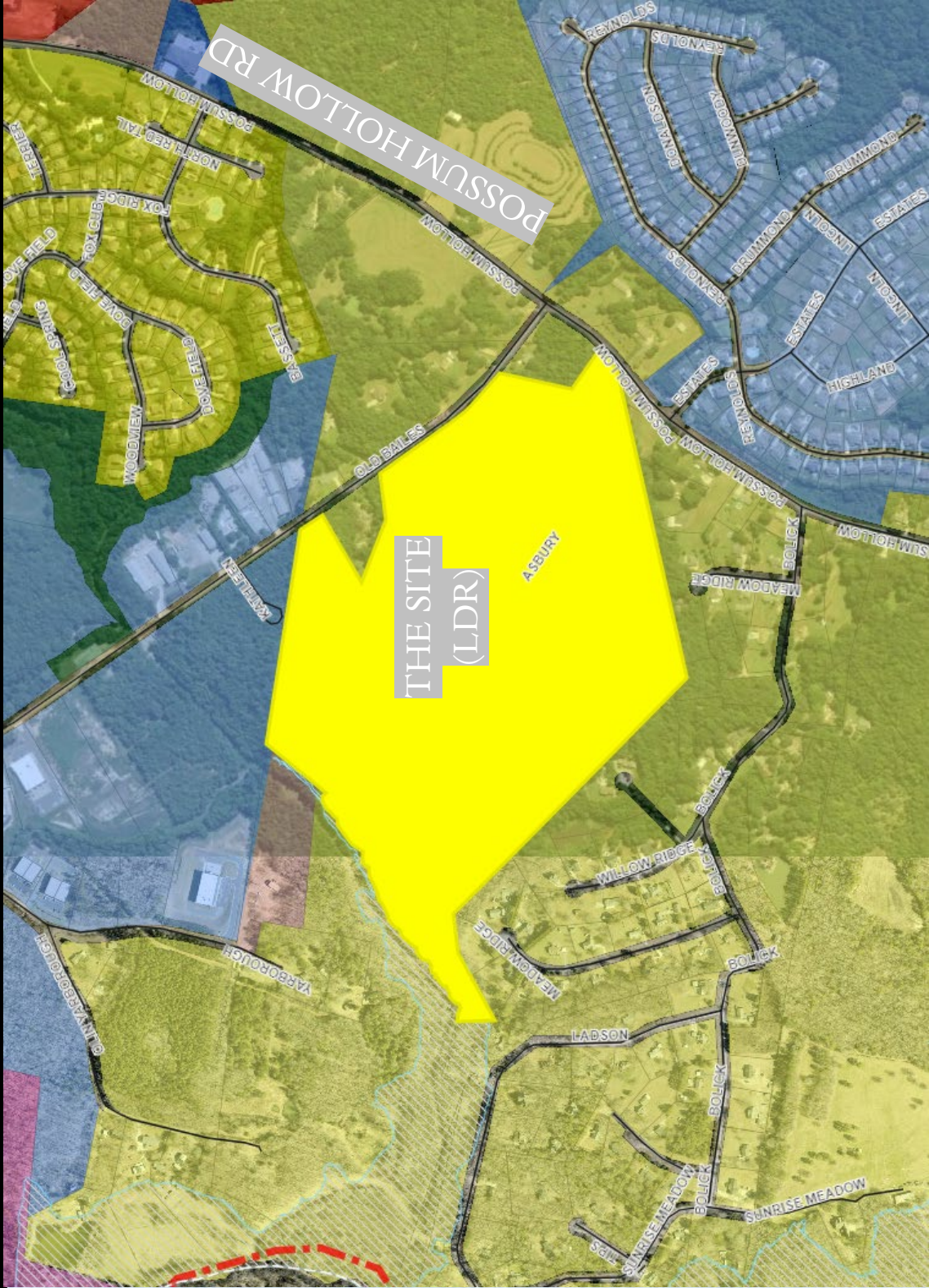
SITE DESIGN: LANDWORKS DESIGN GROUP, PA

MATT LANGSTON, PLA, FASLA

An aerial map of a residential area in North Carolina. Three roads are highlighted in yellow and labeled with white text boxes: Fort Mill Hwy (vertical, left side), Old Bales Rd (diagonal, center), and Possum Hollow Rd (diagonal, top right). The map shows a network of streets including Charlotte Hwy, Marvin Rd, and various local roads like Bales Pkwy and Asbury Ln. The area is a mix of developed lots and undeveloped land.

EMPIRE 30 YEARS OF DREAMING BOLDLY

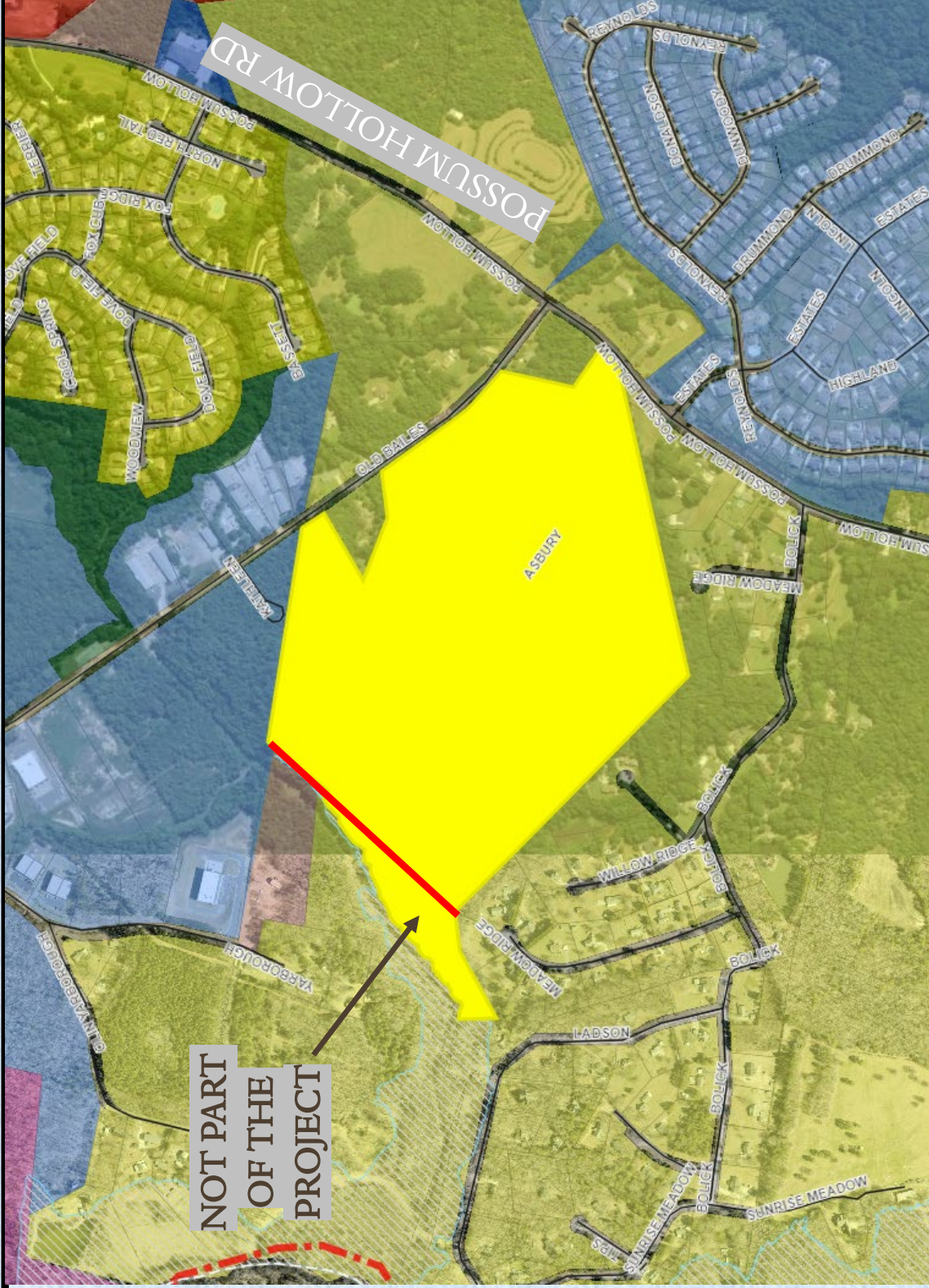
ZONING



LC_Zoning	MDR	PDD	AR	RR	LDR	RN	UR	GB	INS	MH	HDR	LI	NB

GIS DISCREPANCY

NOT PART
OF THE
PROJECT



LC_Zoning

- MDR
- PDD
- AR
- RR
- LDR
- RN
- UR
- GB
- INS
- MH
- HDR
- LI
- NB

PROJECT PROPOSAL

- Not a rezoning
- ±91.18 AC
- Keep LDR zoning
- Single-family detached
- 78 lots proposed



Landworks
Design Group, PA
CREATING SPACES TO LIVE, WORK, AND PLAY
1230 West Morehead Street, Suite 304
Charlotte, NC 28208
tel: 704-841-1604
fax: 704-841-1604

- LEGEND
- PROPERTY LINE
 - EASEMENT
 - EXISTING CREEK/STREAM
 - EXISTING WATER QUALITY AREA
 - PROPOSED WATER QUALITY AREA

P:\0023 Job\023\0231 - Aubury Lane Site - Empire\CD\Sketch Planning\Aubury Sketch Base.dwg 10/23/2023 10:23:01



REPRESENTATIVE
ARCHITECTURE

EMPIRE30 YEARS OF
DREAMING
BOLDLY



REPRESENTATIVE
ARCHITECTURE

EMPIRE30
YEARS OF
DREAMING
BOLDLY

QUESTIONS?