



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
BEN LEVINE, DISTRICT 7
CLERK: JENNIFER BRYAN

MINUTES
Lancaster County Planning Commission
February 15, 2024, 6:00 p.m.

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

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

Commissioners Present:

Sheila Hinson Charles Keith Deese Alan Patterson
Judianna Tinklenberg T. Yokima Cureton* *arrived 6:45 and was present for
discussion and vote*

Absent: James Barnett

Staff Present:

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

Also Present: Ben Levine, Stakeholder Committee (Comp Plan)

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 Sheila Hinson.

Called vote: 4:0. (Y. Cureton not present) **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.
Citizens' Comments closed.

4. PUBLIC ITEMS

a. Comprehensive Plan 2040

Presentation and public hearing for the new Lancaster County Comprehensive Plan.

Stakeholder Committee Report: Ben Levine

Benchmark Consultants Presentation: Jason Epley, Vagn Hansen, Bridget Callea.
[see attached copy of slide presentation].

Additional comments: Allison Hardin, Development Services Director.

- Katawba Valley Land Trust (KVLTL) has just provided us with an updated map of conservation properties in Lancaster County. [see attached map]. This can be incorporated in the LC Natural Resources section.
- As we proceed with discussion, will compile a list of changes that can be used when we are ready to consider conditions attached to a motion.

Comments and Questions to Staff & Consultants:

[See attachment: SUMMARY OF SUBSTANTIVE CHANGES. Page numbers refer to “February Presentation Draft” version provided to Commissioners, updated on the Lancaster 2040 website under “January 2024 Public Review Draft” as of 2/13/2024]

Alan Patterson: What items are still “in process” and not represented in this draft?

J. Epley, V. Hansen: Two recommendations by Development Services Director:

1. Incorporation of other agency reports and plans by reference e.g. SCDOT, RFATS, COG and other entities affecting development in the County; and
2. At LC 4, incorporation of Hazard Mitigation plan.

Judianna Tinklenberg: 1. The use of “Consider” in implementation strategies is too weak, the language of the goal needs to convey action. 2. The description of school capacity at page 48 is in error, as previously pointed out. It does not match the data represented in maps and does not match what has been reported by school officials.

Alan Patterson: Who “owns” the Comprehensive Plan? Who will be responsible for reporting to Council?

Hardin: In the sense of “who is it for,” or “who benefits,” it is owned by the citizens of Lancaster County. In the sense of who has reporting responsibility, Planning staff will present reports to Planning Commission, which will then be presented to County Council. The State mandates a 5-year review; best practice would be annual review/reports.

Yokima Cureton: What is the source for the Cultural Resource information on page 62? It does not appear to contain some sites of local interest, for instance the Mt. Carmel AME Campground.

Vagn Hansen, Allison Hardin: The source is the SC report on National Register sites. We can incorporate other sources.

Alan Patterson: the Land Use map on page 55 is illegible. Can we get a clearer copy?

Hardin: we will provide that to Benchmark.

Judianna Tinklenberg/ Alan Patterson: Per Mr. Levine's comments, the Future Land Use map designations for "Growth" in Indian Land do not seem feasible. The Bailes Ridge area designation might remain, but the other two "Growth" areas on Possum Hollow Road should be a less intensive designation.

Hardin: We can recommend changing the southwest and east areas designated "Growth" to "Neighborhood."

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

Chairman Deese closed Public Hearing. A straw poll was conducted to indicate the Commissioners' concurrence regarding the list of 9 amendments.

Chairman Deese called for a motion on item COMPREHENSIVE PLAN.

Motion A: Motion to Approve by Y. Cureton; 2nd by Judianna Tinklenberg.

Motion B: Motion to Amend, adding list of 9 Additions/Conditions: by A. Patterson; 2nd by Judianna Tinklenberg.

List of Amendments/Conditions:

1. Throughout document, language for Implementation Strategies should replace "consider" with an active action.
2. Change language on page 48 regarding school capacity to match map data and School District information regarding schools presently at capacity.
3. Include a reporting mechanism and schedule for annual reports by Planning staff to Planning Commission and County Council.
4. The following regional agency or entity plans shall be incorporated by reference:
 - 2040 Statewide Multimodal Transportation Plan and subplans - <https://www.scdot.org/Multimodal/>
 - SC Strategic Corridors Plan – references road project needs for Lancaster County (https://www.scdot.org/Multimodal/pdf/SC_MTP_Strategic_Corridors_Plan_FIN_AL.pdf)
 - RFATS Collector Street Plan – shows desired connections in the network (<https://www.rfats.org/collector-street-network-plan/>) (also – presentation from SCAPA: <https://scapa.org/wp-content/uploads/Rock-Hill-Fort-Mill-Area-Transportation-Study.pdf>)

- RFATS 2050 Long Range Transportation Plan - <https://www.rfats.org/wp-content/uploads/RFATS-2050-Long-Range-Transportation-Plan.pdf>
 - RFATS Bicycle-Pedestrian Connectivity Plan - <https://www.rfats.org/wp-content/uploads/RFATS-Bicycle-Pedestrian-Connectivity-Plan.pdf>
 - Regional Transit & Coordination Plan, Catawba Region - https://www.scdot.org/Multimodal/pdf/SC_MTP_Regional_Transit_Plan_Catawba_FINAL.pdf
 - Rural Transportation Improvement Program, Catawba Region - <http://catawbacog.org/wp-content/uploads/2023/10/TIP-2024-2033-Draft-10.25.2023.pdf>
 - Rural Transportation Long-Range Transportation Plan - <http://catawbacog.org/wp-content/uploads/2020/01/CRCOG-LRTP-DRAFT-11.07.2019-w-Appendix.pdf>
 - Carolina Thread Trail Master Plan – https://www.carolinathreadtrail.org/wp-content/uploads/2018/05/Lancaster_County_Master_Plan.pdf
 - SC Statewide Comprehensive Outdoor Recreation Plan (2019) - <https://www.scprrt.com/recreation/statewide-comprehensive-outdoor-recreation-plan>
 - SC State Trails Plan (2002) - <https://acrobat.adobe.com/link/review?uri=urn%3Aaaid%3Aascds%3AUS%3A5ee2935f-3d20-36ef-9fb2-3e237fdfe37c>
 - SC Green Infrastructure Plan, Catawba Region - <https://www.scfc.gov/wp-content/uploads/2023/04/COG-Cat-web-spreads.pdf>
 - Local Plans:
 - Town of Van Wyck Comprehensive Plan
 - City of Lancaster Comprehensive Plan
 - City of Lancaster Downtown Revitalization Plan
5. At LC 4.8, add a new Implementation Strategy: to support and ensure that the provisions of the Lancaster County Hazard Mitigation plan are met.
 6. The updated KVLTL conservation area map shall be incorporated in the Natural Resource Plan Element section, (before p. 124 Key Observations).
 7. Cultural Resource information on page 62 will include Mt. Carmel AME Campground as item # 18, and the location will be added to the map.
 8. Small Area Plan map at page 55 will be upgraded for clarity.
 9. Two areas designated “Growth” in the Future Land Use map for Indian Land area (east and southwest Possum Hollow Road, excluding the Old Bailes Growth area) shall be changed to ‘Neighborhood’ designation.

Discussion: No additional comments.

Vote called for Motion B: Nine Proposed Amendments: **5:0.**
Motion is approved unanimously.

Vote called for Motion A, as amended: **5:0**
Motion is approved unanimously.

Chairman Deese stated the item will go to County Council for first reading and Public Hearing on Monday, March 25, 2024, with a recommendation for Approval with stated amendments.

5. NEW BUSINESS
a. No Discussion

6. ADJOURN
Motion to adjourn by A. Patterson; 2nd by Y. Cureton. Motion approved by unanimous consent. The meeting was adjourned at **7:16 p.m.**

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
Thursday, February 15, 2024, 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

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SIGN IN ONLY IF YOU WISH TO SPEAK



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 4a: Lancaster 2040 Comprehensive Plan

Presentation of the new Comprehensive Plan for public hearing and Planning Commission consideration

Council Chambers
101 N. Main Street, Lancaster South Carolina
Thursday, February 15, 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

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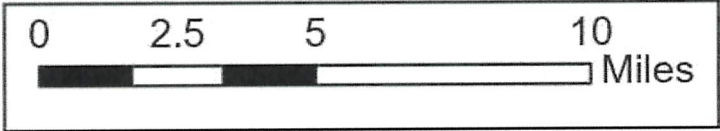
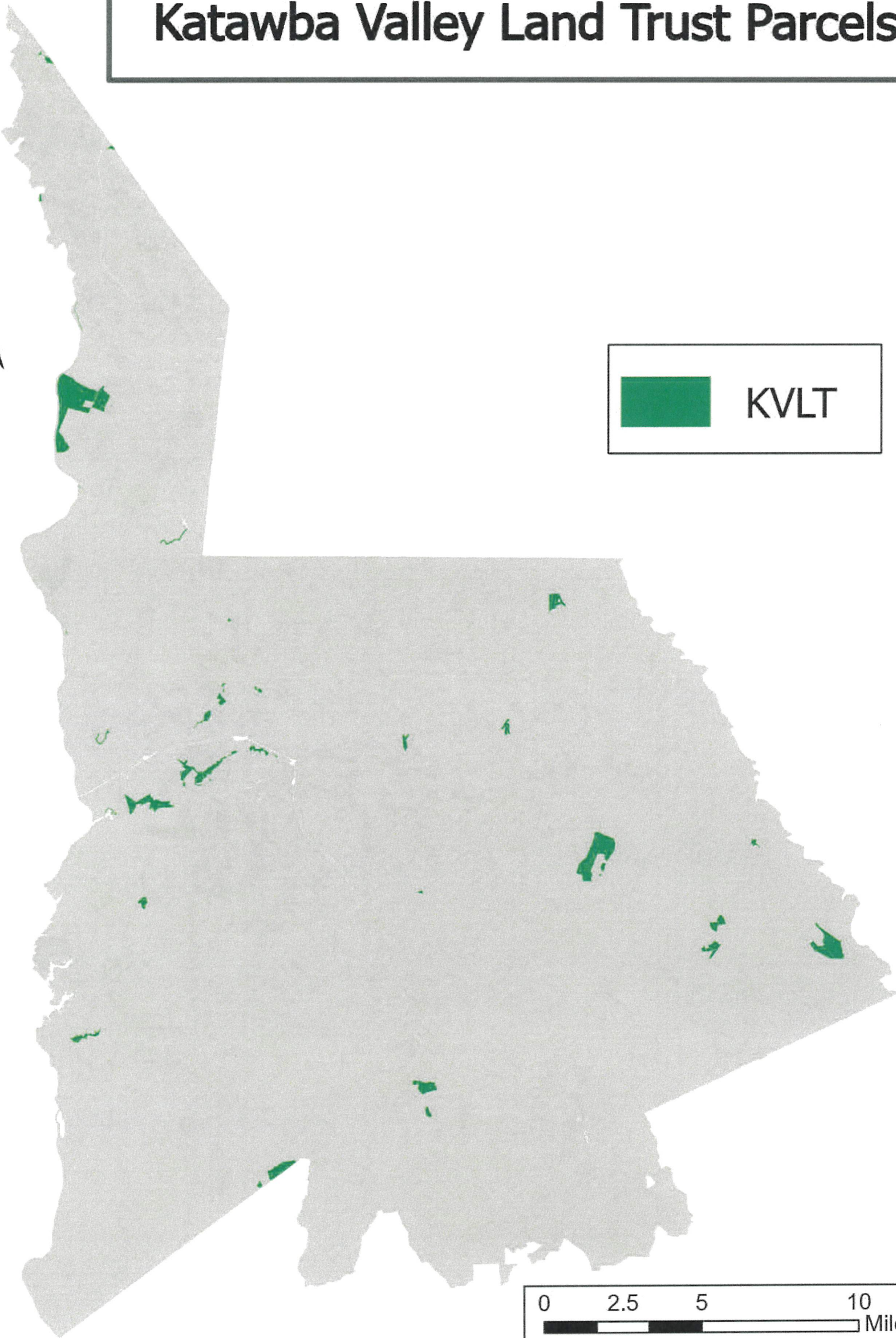
SUMMARY OF SUBSTANTIVE CHANGES:

Derived from Feedback at 1/16/2024 Joint Meeting, and subsequent Public Input meetings.

Note: Feedback that was too specific for the broad scope of the Comprehensive Plan has been compiled for use in drafting regulations and more detailed implementation tools.

- p. 32 1. LC 1.4- Housing Needs Committee and TDR program (see 14 and 24 below)
- p. 33 2. LC 2.6 – Reworded broadband access paragraph.
- p. 34 3. LC 3.2 Carolina Thread Trail: new text and expansion of prior text.
- p. 35 4. LC 4.1 Flexible Work Option
- p. 35 5. LC 4.2 Resource Coordination
- p. 36 6. LC 4.7 Housing Needs Assessment
- p. 37 7. LC 5.2 KVLTP partnership
- p. 37 8. LC 6.1 Catawba River protection
- p. 38-39 9. LC 7 Community Building public/private partners
- p. 40 10. LC 8.4 Native plants and trees
- p. 40 11. LC 8.5 Community Appearance Board
- p. 51 12. PA 1.1 expand definition of infrastructure
- p. 51 13. PA 1.2 Committee monitoring Growth Management implementation
- X 14. [PA 1.4 TDR program removed to LC]
- p. 52 15. PA 1.4 Neighborhood meetings for all rezonings
- p. 53 16. PA 2.6 Catawba River protection
- p. 53 17. PA 3.3 Public safety- reworded
- p. 53 18. PA 3.4 emergency response times }
- X 19. PA 3.5 incorporation- DELETED
- p. 65 20. GL 1.4 renovation and redevelopment of existing housing
- p. 65 21. GL 1.5 Grant Writer new position to Development Services
- p. 65 22. GL 1.6 encourage non traditional housing
- p. 67 23. GL 4.4 Highway corridor plan
- X 24. [SL 2.4 housing needs assessment removed from SL to LC]
- p. 81 25. SL 3.3 Regular check ins with municipalities

Katawba Valley Land Trust Parcels



2/15/2024

Lancaster 2040

COMPREHENSIVE PLAN



Planning Commission Meeting
February 15, 2024

Agenda

1. Welcome
2. Project Updates
3. Review Public Comment Received
4. Significant Changes to the Draft Plan
5. Next Steps
6. Adjourn

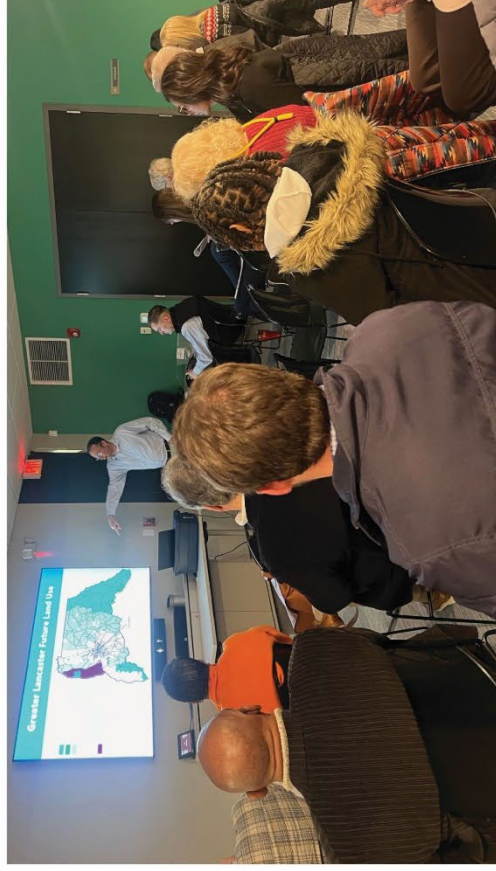
Project Updates

- Planning Commission and Council Workshop to Review Draft (January)
- Public Input Meetings throughout County (January)
- Solicited Feedback from Public Online (January – February 7)
- Changes Made to Draft Plan (ongoing)

Public Meetings

Kershaw

~15 attendees



Lancaster

~60 attendees



Indian Land

~200+ attendees



Public Meeting Attendee Comments

Southern Lancaster

- Discussion around public housing, homelessness, and needed public health and social services in the rural portions of the County

Greater Lancaster

- Discussion around infrastructure impacts (particularly related to Edgewater), the need for downtown revitalization, and public health / childcare services needed in rural portions of the County

Panhandle

- Discussion around growth management, schools, infrastructure, traffic, services / EMS, a moratorium, and similar growth-related concerns

Online Public Comments Received

28 total comments:

- Several comments about the Future Land Use Map
- Comments both for and against dense development
- Questions about implementation and monitoring the plan
- Concerns over schools, infrastructure, water services, traffic, and EMS
- Concerns about the City of Lancaster
- Specific comments about miscellaneous topics (post office, recreation, etc.)

Changes from Initial Public Review Draft

Total Changes

117

Content

45 Replacements

43 Insertions

29 Deletions

General Changes

- Made improvements to appearance / layout of strategies
- Relabeled County-wide strategies from “CW” to “LC”
- Fixed minor spelling and grammatical errors throughout
- Minor modifications throughout (changes to text which did not alter intent of strategy or section of Plan

Changes to Draft Plan – County Strategies

- **Added LC 1.4:** create a housing committee to study and better define affordable housing, promote housing options, and increase options
- **Added LC 1.5:** consider the development of a Transfer of Development Rights (TDR) program to help protect agricultural lands
- **Edited LC 2.3 – 2.6:** re-organized and clarified these recommendations but general intent remained the same
- **Changed LC 2.4:** to be more specific
- **Changed LC 3.3:** to be more broadly about alternative transportation
- **Changed LC 3.8:** to be more specific about funding sources for priority projects

Changes to Draft Plan – County Strategies

- **Added to LC 4.1:** and explore flexible work options that will help to attract and retain employees
- **Edited LC 4.6:** to include mental health issues
- **Added LC 4.7:** consider developing a County-wide housing needs assessment, with a particular focus on determining any unmet residential needs in rural portions of the County
- **Added to LC 5.2:** to partner with Katawba Valley Land Trust
- **Edited LC 6.4:** expand to identifying more County park sites
- **Expanded LC 7.4:** to assisting with the implementation of the Downtown Revitalization Plan

Changes to Draft Plan – County Strategies

- **Added to LC 8.4:** emphasizing the use of native plants and trees
- **Added LC 8.5:** investigate the feasibility of creating a Community Appearance Board to review highway corridor overlay district projects
- **Added LC 8.6:** develop a neighborhood garden assistance program where County staff help neighborhoods identify property options for gardens. Create policies that enable neighborhoods to install gardens

Changes to Draft – Panhandle Strategies

- **Added to PA 1.1:** this will include transportation infrastructure, utilities, emergency services, and schools
- **Added to PA 1.2:** create a standing committee to monitor the effectiveness of growth management implementation and study additional implementation options
- **Changed PA 1.4:** removed TDR program and added “Commit to holding neighborhood meetings to discuss potential changes in land use patterns prior to considering rezonings”
- **Edited PA 2.5:** to focus on connection to Ballantyne
- **Added PA 2.6:** to provide recreation along the Catawba River

Changes to Draft – Panhandle Strategies

- **Combined PA 3.3 and 3.4:** to improving staffing, training, and availability of all emergency response service agencies in the Panhandle
- **Removed PA 3.5:** consider developing a measured and intentional plan to help facilitate the incorporation of the urban area of the Panhandle into a municipality

Changes to Draft – Gr. Lancaster Strategies

- **Added GL 1.4:** encourage renovations/redevelopment of existing housing and neighborhoods, where infrastructure already exists and housing stock needs to be improved or made code compliant. Seek out grants
- **Added GL 1.5:** add a grant writing position to Development Services or Admin staff and secure grants to improve housing conditions
- **Added GL 1.6:** investigate how to attract non-traditional housing developers to improve housing stock in Greater Lancaster area
- **Added GL 1.7:** create small area plans for areas between Lancaster and Highway 5 to capture residents' vision for their growth areas
- **Added GL 4.4:** develop corridor plan for SC Highway 5 and SC Highway 9

Changes to Draft – So. Lancaster Strategies

- **Edited SL 1.2:** to include educating property owners of benefits of agricultural preservation, agritourism, and outdoor recreation
- **Edited SL 2.4:** removed County-wide housing needs assessment and replaced with “Dedicate resources from EDC to identifying and developing employment generating industrial projects that are easily accessible to residents in Southern Lancaster”

Pending Changes

Development Services Request:

- Incorporate a list of outside plans by reference. Examples include:
 - Lancaster County local government comprehensive plans
 - RFATS transportation plans
 - SCDOT plans
 - Thread Trail Master Plan
- Add a new supporting action under LC-4 Resilient Services to support the implementation of the recommendations of the Lancaster County Hazard Mitigation Plan.

Next Steps

- Planning Commission Recommendation (February 15)
- County Council Public Hearing (March 25)
- County Council Adoption (April)

Lancaster 2040

COMPREHENSIVE PLAN



Planning Commission Meeting
February 15, 2024