



MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION

CHARLES DEESE, DISTRICT 3, CHAIRMAN
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SHEILA HINSON, DISTRICT 6
ROSA SANBURY, DISTRICT 1
BEN LEVINE, DISTRICT 7

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

**February 4, 2021
MINUTES**

Members Present: Charles Deese, Ben Levine, Sheila Hinson, Tamecca Neely, Rosa Sansbury

Members Absent: James Barnett, Matt Jones

Others Present: Rox Burhans, Division Director

The following press were notified of the meeting by email in accordance of the Freedom of Information Act: news@thelancasternews.com; newsera@comporium.net; news@fortmilltimes.com; cgnews@thelancasternews.com.

Chairman Deese called the meeting to order at 5:06 p.m.

Upcoming Cases: Discussion Only

1. UDO-TA-2020-2957 – Outdoor Shooting Ranges/Turkey Shoots

Councilman Mosteller expressed his concern about the turkey shoot provisions in light of how many are currently operating and not in compliance with the location criteria, etc. Director Burhans explained that it was recycled text from the previous UDO. He indicated the chamber will be full of opponents at the meeting. Need to reconsider. Research County Shooting Ordinance and perhaps defer to that. I suspect these are like HOCs and operating without getting permits, etc.

The Commission believed the existing security fencing requirement seemed a little strict and expensive. They suggested revising text to generalize fencing requirements to be less prescriptive on height and type similar to stormwater pond fencing.

Chairman Deese stated that hours of operation should be sunrise to sunset given variations in daylight between seasons.

2. CP-2020-3057 – Landsdown Corporation

Chairman Deese researched the applicant and expressed his concern about his credentials. The Commission asked staff to research SCDOT requirements for a TIA and any maintenance bond, etc. due to heavy truck loads.

The Commission discussed existing mines in Kershaw County to north which are sand mines, not granite, so they will look different. They asked staff to contact Fish and Wildlife Service to ensure there would be no Heel Splitter impact.

3. RZ-2020-2887 – Primo Holdings, LLC

See discussion above.

4. UDO-TA-2021-0097 – Manufactured Housing

Director Burhans presented the proposed text amendment. The Commission had no concerns.

5. UDO-TA-2020-2578 – Landfill-Class One

Director Burhans updated the Commission on the proposed text amendment. The Commission asked staff to research nuisance ordinance to see if it would address noise. Director Burhans said he thought it exempted business activities, but indicated he would check.

They would like to research noise decibel limitations. Director Burhans would have some side text prepared as an option, but not in the draft in the packet. He would set it up only within distance of residential or institutional uses and must submit sound study information with permit that equipment will not exceed thresholds so the County may reduce code enforcement issues.