



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
January 16, 2024 2023 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	Judianna Tinklenberg
Sheila Hinson	Charles Keith Deese	Alan Patterson

Absent: Ben Levine has resigned from the Planning Commission.

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; 2nd 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. None signed in.

One email comment was received on 1/16/2024 and distributed to Planning Commissioners before the meeting. **John Kane**, opposed to Possum Hollow development [Asbury Site, item 5b on Agenda. See email attached.]

The Chairman closed the floor to general public comment.

[NOTE: Citizen's Comments was reopened later in the meeting See p. 3-4]

4. APPROVE MINUTES

a. December 14, 2023 Special Meeting: Comp Plan

Chairman Deese called for a motion to approve December 14, 2023 Special Meeting Minutes as written. Barnett, Patterson, Cureton & Tinklenberg present. Motion to Approve by James Barnett; 2nd by Judianna Tinklenberg.

Called vote: 4:0. **Motion approved.** (Deese and Hinson abstained)

b. December 19, 2023 Regular Minutes

Chairman Deese called for a motion to approve December 19, 2023 Regular Minutes as written. Ben Levine absent from meeting. Motion to Approve by Yokima Cureton; 2nd by James Barnett.

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

c. January 4, 2024 Workshop Minutes

Chairman Deese called for a motion to approve December 7, 2023 Workshop Minutes as written. Alan Patterson, Sheila Hinson and Ben Levine absent from meeting.

Amend scrivener's error on showing Hinson present.

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

Called vote: 4:0. **Motion approved.** Patterson and Hinson abstained.

5. PUBLIC ITEMS

a. SD-2023-0161 Edgewater Phase 11:

Application by True Homes LLC on behalf of owners Lancaster County Forfeited Land Commission and B & C Landholdings LLC, for a Preliminary Plat encompassing 47.08 acres at and adjacent to Edgewater Parkway and Gateway Drive (p/o TM #s 0106-00-003.02 and 0106-00-003.00) for the development of 104 detached single-family homes and 49 townhomes.

[Conditionally approved in June, 2023; resubmitted with revisions in November 2023]

Staff Presentation: Allison Hardin, Development Services Director, presented the application consistent with the staff report. Staff Recommendations: Approval, as all TRC comments have been resolved.

Questions to staff: None.

Comment from applicant(s): No additional comments.

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

Chairman Deese closed Public hearing and called for a motion on item SD-2023-0161.

Motion to approve by Alan Patterson; 2nd by James Barnett .

Discussion:

A. Patterson: Thanks the applicant for addressing all concerns raised in the previous conditional approval.

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

Planning Commission makes the final decision regarding Preliminary Plat approval.

b. 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.

APPLICANT HAS REQUESTED DEFERRAL TO FEBRUARY 2024

Chairman Deese called for a motion on the question of deferral for item SD-2023-1136 Motion to grant deferral by Alan Patterson; 2nd by James Barnett.

Discussion:

J. Tinklenberg: Will the people who came to speak be permitted to comment?

Chairman Deese: We are not holding a hearing, so they will have to return in February.

A. Hardin: Another option would be to reopen Citizens Comments to allow them to speak.

Chairman Deese : That would be a separate motion. Right now we are considering the vote to defer.

Called vote: 6:0. **Request for deferral is granted. Hearing will be held at the February 20, 2024 meeting.**

Motion to reopen Citizens' comments by Yokima Cureton; 2nd by Judianna Tinklenberg.

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

Chairman Deese called for Citizen's Comments: **[See sign-in sheet for Item 5b: Asbury Site]**

1. **Josh Brown** (Indian Land resident): Has lived in the area a number of years. Families have been using the land for generations, raising cattle, chickens and corn. Our traditions cannot stand against so many new residents. In a few years people will be here to complain there is nothing left for farming. Please think about us when you make decisions.

2. **Debbie Bosselman** (Bridgemill Resident): Has lived here since 2017, and there has been a great deal of development. Old Bailes and Possum Hollow cannot support the traffic of a development, or emergency services vehicles. Schools are also overcrowded already. This is disappointing. She doesn't see how the land can support required infrastructure and water runoff. Please come see the area .

6. **NEW BUSINESS**

a. Overview of Next Month's Agenda:

- Tonight's deferred item;
- Two other Preliminary Plats (Coulston projects)
- One rezoning

b. Other

- Discussion: Should Ben Levine continue as the Planning Commission representative on the Stakeholder Committee? Possibility of electing Judianna Tinklenberg as an Alternate. With only one Stakeholder meeting left, it was decided not to elect another representative. Mr. Levine has promised to attend the Stakeholder meeting on February 8th and report back to Planning Commission at their Special Meeting of February 15, 2024.
- Clerk will email another copy of the Comprehensive Plan meeting schedule to all Commissioners.

7. **ADJOURN**

Motion to adjourn by James Barnett; 2nd by Sheila Hinson. Motion approved by unanimous consent. Meeting adjourned at 6:20 p.m.

* * * *

The Regular meeting was followed by a Joint Meeting of County Council, Comprehensive Plan Stakeholders Committee, and Planning Commission to discuss the public review draft of the new Comprehensive Plan.

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, January 16, 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.	ONE EMAIL COMMENT (ATTACHED)
2.	NOTE: CITIZENS' COMMENTS RE-OPENED
3.	See SIGN-IN SHEET FOR ITEM 5b: Asbury
4.	

Handwritten signature: J. Asbury
clerk

From: D K
To: Jennifer Bryan
Subject: Possum Hollow proposal
Date: Tuesday, January 16, 2024 2:40:43 PM



The System couldn't recognize this email as this is the first time you received an email from this sender jtkane2000@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

Hi Jennifer,

I will not be able to attend the meeting tonight but want my voice heard. The committee has a proposal to build hundreds of home across from Bridgemill on Possum Hollow. This is a terrible idea since the committe has approved too much commercial on 521 with little infrastructure work to reduce traffic and ensure we have safety for the residents. With the Costco and Target coming, Possum Hollow will be a cut through for fort mill residents and other in indian land. Adding additional traffic will not be support to the already over flowing traffic. Residents took notice when the speed limit went from 35 to 40. This helped the chances of a development as slow moving vehicles like golf carts are no longer permitted. We saw the writting on the wall that it was being groomed for development.

The county P&Z and council have not thought about the issues they are causing in indian and it seems like they don't care. We are a cash cow for the county in taxes and permit fees yet only get a fraction back. 521 has tons of needs (3 lanes of both sides with turning lanes, sidewalks, public transportation deal with NC /mecklenburg county for busses, New elementary and middle schools, more fire and police). If indian land incorporates, it will be due to the lack of infrastructure from the county and approving permits so carelessly.

P&Z and the council should vote no. Who votes yes will be recorded and I can assure we will not forget come elections including state reps who can be impacted by your county decision. Taxation without representation is theft. We have little voice in indian land but hold most of the cards. The table wil turn where we get more representation amd I am sure thr county doesn't want indian land acting the same as they did during the last 5 years. Imagine getting council control and allowing terrible permits to be approved in Lancaster. Ia sure residents of lancaster would be upset and feel the same..

Thank you
John Kane

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Item 5a: SD-2023-0161 Edgewater Phase 11

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1.
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J. R. Bryan
Clerk

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Item 5b: SD-2023-21136 Asbury Site

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PLEASE PRINT

X 1. Josh Brown

X 2. Debby Bosselman

3.