



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
BEN LEVINE, DISTRICT 7
CLERK: JENNIFER BRYAN

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

**January 4, 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
Yokima Cureton	Judianna Tinklenberg

Absent: Sheila Hinson, Alan Patterson, Ben Levine (Mr. Levine has resigned from the Planning Commission).

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. SD-2023-0161 Edgewater Phase 11

Application by True Homes LLC on behalf of 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.

Staff Presentation: Allison Hardin

Edgewater Phase 11: Discussion:

- Concern that there has been little or no progress on pump stations for the many phases that are currently seeking plat approval
- Confirmation that progress on connector to Hwy 200 is under way, which will accelerate development

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.

Staff Presentation: Allison Hardin

Discussion:

- TRC review complete as of today; comments will be attached to regular agenda
- Landscape plan needs revision, in conjunction with lighting plan.
- Concern that impacts to schools, traffic and road infrastructure are not accounted for.
- Staff will address question of infrastructure concerns as basis for denial or approval
- Staff has received information about possible Native American artifacts found at adjacent property; staff is consulting with State offices to determine requirements for due diligence on the part of the County and the developers.

3. Other:

- a. Regular meeting start time moved to 5:30 to accommodate Joint Meeting
- b. Joint Meeting 1/16/2024 at 6:30, with County Council, Comp Plan Stakeholders, and other interested parties.

4. Adjourn

Meeting was adjourned at 5:48 PM