



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
December 19, 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	Sheila Hinson
Charles Keith Deese	Alan Patterson	Judianna Tinklenberg

Absent: Ben Levine

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.

Christopher Wood (County Resident, Holloway Lane): Regarding the proposed subdivision on Sienna Lane, I have lived adjacent since 2007. There have been drainage problems since the first phase of the development was built. Also concerned about potential trespassing and break-ins from people coming to fish in the pond.

Kevin Garon (County Resident , Stream Lane): Rezoning and constant development show that we have lost our souls. The northern part of the County is exploding. My neighborhood is being crushed by traffic and uncontrolled development. You are impacting people's lives with your decisions.

4. APPROVE MINUTES

a. November 21, 2023 Regular Minutes

Chairman Deese called for a motion to approve November 21, 2023 Regular Minutes as written. Commissioner Barnett was absent from the meeting. Motion to Approve by Alan Patterson; 2nd by Judianna Tinklenberg. J. Barnett abstained.
Called vote: 5:0. **Motion approved.**

b. December 7, 2023 Workshop Minutes

Chairman Deese called for a motion to approve December 7, 2023 Workshop Minutes as written. All Commissioners were present for the meeting. Motion to Approve by Yokima Cureton; 2nd by Sheila Hinson.
Called vote: 6:0. **Motion approved unanimously.**

5. PUBLIC ITEMS

a. CP-2023-1464 Greybridge MacMillan

Application by Lancaster County on behalf of Brian Cillian/Greybridge MacMillan LLC and LEH SC MacMillan LLC to change FLU map/Comprehensive Plan designation of 7.286 acres at 1662 MacMillan Park Drive (TM# 0007-00-008.05) from Employment Center to Neighborhood Mixed-Use allow rezoning from Light Industrial (LI) to Institutional (INS) District in order to convert existing structure to a K-12 private school facility.

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

Staff Recommendations: Denial.

Questions to staff:

Charles Deese: Is Chester County in agreement with this change?

A.Hardin: No, we have not had contact with them.

A. Patterson: How can the applicant refuse a TIA?

A.Hardin: Requirement for TIA is triggered by peak hours 50-trip threshold, applicant says that threshold has not been met.

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

Chairman Deese closed Public hearing and called for a motion on item CP-2023-1464

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

Discussion/Comments:

J. Tinklenberg: As with the rezoning, I live in this district, I cannot in good conscience support this. Schools are needed, but not in this location. It is one of the last LI districts in Indian Land, and it sets a precedent for ignoring the Comprehensive Plan.

Y. Cureton: It raises the question why have a Comp Plan. It seems a messy process for the purpose it wants to achieve.

Patterson: I agree with the other two commissioners: the CCR has not been amended, they've refused a TIA, and it has a detrimental impact on adjacent LI properties, in an economic center we need, located on a major thoroughfare.

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

Chairman Deese stated the item will go to County Council for consideration, and applicant will be notified of time and date.

b. 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 74 lots.

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

Questions to staff:

J. Tinklenberg: What is the required minimum distance between an intersection and an entrance?

A. Hardin: Per SCDOT, 500ft (applies for any access on State Roads); per our UDO, 300 ft. (applies to access on County Roads).

C. Deese: The TRC items need to be resolved before we can support this. Also, it appears that water lines are being laid to the property.

Comment from applicant(s):

Andy Coulston, Coulston Enterprises: LCWSD is laying new lines for the commercial property across the road, not to our property. Sas of this week, the DOT has approved the Fork Hill Road as a gated access (automated access to emergency services). The newest revision has removed the 3 lots from the wetland area. [See attachment, not yet submitted for review].

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

Chairman Deese closed Public hearing and called for a motion on item SD-2022-2205

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

Discussion:

J. Tinklenberg: Would removing a few lots accommodate the Fork Hill access?

A. Coulston: No, there is simply not enough road frontage. SCDOT will approve it if gated and accessible only to emergency services.

J. Barnett: Are the issues resolved to staff's satisfaction?

A. Hardin: they have not yet been documented and/or submitted for review.

Motion to Amend with Conditions by James Barnett; 2nd by Yokima Cureton:

1. Confirmation from LCWSD and Kershaw regarding water/sewer
2. Confirmed SCDOT approval of Fork Hill Entrance
3. Confirmed removal of 3 wetland encroaching lots
4. Resolve any outstanding TRC Comments.

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

Vote on original Motion, as Amended:

AP: Against

YC: Against

JT: Against

SH: For

JB: For

CD: For

Called Vote 3:3. Motion denied on failure to achieve a majority.

Planning Commission makes the final decision on Preliminary Plats.

c. SD-2023-0325 Jasmine Hills

Application by Mohammed 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, based on 1) Outstanding TRC comments, 2) access to water/sewer; 3) no consultation with adjacent developers about road widening.

Questions to staff:

A. Patterson: the TIA makes no recommendation for external improvements. Do the reviewers look at cumulative numbers and data, for surrounding development, or just this development?

MB: Just the development in question, not cumulative data.

Patterson: Isn't there another school planned on this road?

C. Deese: Land has been purchased nearby by the school district.

Comment from applicant(s):

Gerald Lee (Chao & Associates Engineering): This development on its own will not require turn lanes. SCDOT will require widening the road. The client is making contributions toward downstream water/sewer development.

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

Lynn Martin (Barberville Road): there is some confusion in the documents over Pettus Road vs. Pettus Farm Road. They are not the same. That should be clarified. Ms. Martin shares a boundary with the eastern side of the proposed development, and requests that they be required to build a boundary wall to protect her property. She has horses and does not want children wandering onto her property.

Kevin Garon (Stream Lane): It is poignant to hear the previous citizen speak about loss of pasture in this area. We are losing our way of life. Barberville Road is already dangerous, it will only become more so with added traffic. Why are we approving developments that are destroying nature? Sugar Creek is filling with sediment. We don't need this. The city is crushing us.

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:

Alan Patterson: I made the motion in the interest of having a motion in the affirmative. I do not support this plan. This is already an unsafe intersection, and future development will only make it worse.

J.Tinklenberg: This is in my district. I agree with Mr. Patterson, there is too much incomplete in this plan.

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

Planning Commission makes the final decision on Preliminary Plats.

d. SD-2023-0765: Cane Mill /Coulston Enterprises

Application by Andy Coulston on behalf of Coulston Enterprises for a Preliminary Plat for 11.758 acres located at Sienna Lane off Cane Mill Road (TM 0087-00-088.00) for a subdivision of 17 single-family lots.

Staff Presentation: Matthew Blaszyk, Planner, presented the application consistent with the staff report. Staff Recommendations: Denial based on outstanding TRC comments.

Questions to staff:

Alan Patterson: Is the drainage going to be a problem?

MB: Stormwater requires a BMP plan, it is inspected and reviewed by SCDHEC.

Comment from applicant(s):

Andy Coulston (Coulston Enterprises): BMP will handle drainage. SCDOT has approved the entrance reconfiguring Cattail Road.

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

Chairman Deese closed Public hearing and 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.

Discussion:

Y. Cureton and J. Tinklenberg made the recommendation that the drainage plan be reviewed to assure Mr. Wood [see Citizen's Comments, Christopher Wood] that his property will not be adversely affected. It was not added to the list of conditions for approval, as there is a BMP plan already submitted.

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.

e. SD-2023-1409: Pinnacle at Sunset Pointe (Edgewater)

Application by True Homes for a Preliminary Plat for 9.14 acres at the intersection of Bethel Boat Landing Road and Spinnaker Way (TM 0104-00-022.01) for 19 single-family lots. This area is part of the Edgewater community.

Staff Presentation: Allison Hardin, Development Services Director, presented the application consistent with the staff report. Staff Recommendations: Cannot recommend approval due to TRC comments and missing items (e.g. street names, LCWSD comments)

Questions to staff:

Alan Patterson: Is this the same developer that we just denied in November for not having met conditions noted in June?

Hardin: It is the same developer, but a different section, subject to different governing ordinance.

Comment from applicant(s):

Brandon Pridemore (Engineering): We are confident we can meet all requirements in 60 days if conditionally approved.

Keith Fenn (True Homes): Regarding the pump station: Sunset Pointe pump station will be built well in advance of any building in this area.

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

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 .

Conditions:

1. Resolution of TRC comments
2. Street names approved
3. LCWSD review & approval
4. Hydrants included on plan
5. Sidewalks included on plan
6. Lighting plan submitted and approved

Discussion: No additional.

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.

6. NEW BUSINESS

a. NRN-2023-2146 Elite Avenue

Application by Gopalakrishna Kesineni to name a private road extending from Lenger's Way behind QT and KFC in Indian Land, to allow addressing of a proposed commercial buildings at TM# 0008-0-061.03.

Questions to staff:

J. Tinklenberg: Are road improvements required?

J. Bryan : Private roads must be inspected by Public Works and must meet County road standards.

J. Tinklenberg: That cut through is in terrible condition and should not be a road.

J. Tinklenberg: Will we have an opportunity to review the plan?

J. Bryan: it is a by-right project, Civil Plans are approved by staff, not Planning Commission.

[No Public Hearing required].

Chairman Deese called for a motion on item NRN-2023-2146.

Motion to approve by Y. Cureton; 2nd by J. Barnett.

Discussion:

Alan Patterson: That's a parking lot, and you're talking about putting commercial buildings on it, and traffic- golly pete, I just...no.

Charles Deese: we are not approving a plan.

James Barnett: All we're doing is naming a road.

J. Tinklenberg: But by doing that, we're approving the plan

A. Patterson: There are repercussions.

J. Bryan: you're not approving anything but the name.

A. Patterson: If the name is not approved, then the project can't move forward.

J. Bryan: The name if approved, will remain whether or not the project moves forward. And naming the road will improve mapping the locations in software.

Charles Deese: Private roads must meet County standards, and Jeff Catoe is pretty strict.

J. Bryan: So one benefit of naming it, is it will be inspected and improved.

AP: Against

YC: Against

JT: Against

SH: For

JB: For

CD: For

Called vote: 3:3. **Motion fails for lack of a majority.**

Planning Commission makes the final decision on New Road Names.

Further Discussion:

Chairman Deese: With Road Name applications, we are not voting on a plan which may or may not ever be built. We are only voting on a road name.

J. Tinklenberg: Marvin Road is an ongoing problem, and until those issues are addressed, I cannot in good conscience vote for this because it has repercussions.

A. Patterson: With all due respect, Mr. Chairman, we have to consider all aspects of what we are voting on, and plan for the future.

b. Overview of Next Month's Agenda

January meeting will be at 5:30 PM to accomodate the joint meeting at 6:30 with Council and Comp Plan stakeholders.

Preliminary Plats:

- SD-2023-0161 Edgewater Phase 11 resubmission
- SD2023-1136 Asbury Site

c. Other:

Schedule of Comprehensive Plan Public Meetings [see attachment]:

- 1/16/2024: Joint meeting with Planning, Commission, County Council, and Stakeholders.
- 1/23/2024 Public Input, Kershaw Library 6:00 pm
- 1/29/2024; Public Input, Historic Courthouse 6:00 pm
- 1/30/2024: Public Input, Del Webb Library, IL 6:00 pm
- 2/8/2024 Steering Committee, Council Chambers 6:00 pm
- 2/15/2024 Planning Commission, Council Chambers 6:00 pm
- March 2024: County Council

d. **ADJOURN**

Motion to adjourn by James Barnett; 2nd by Yokima Cureton. Motion approved by unanimous consent. Meeting adjourned at 7:59 p.m.

SIGN IN ONLY IF YOU WISH TO SPEAK



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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, December 19, 2023

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.	Christopher Wood	<i>Signature</i>
2.	Lia Martin Jasmine Hills only	
3.	Kevin Garon	<i>s/c</i>
4.		

SIGN IN ONLY IF YOU WISH TO SPEAK

Lancaster County



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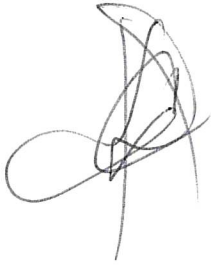
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Lancaster County



South Carolina



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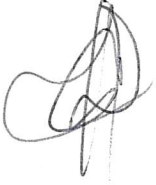
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**PLANNING COMMISSION
Public Hearing Sign In Sheet**

Item 5c: SD-2023-0325 Jasmine Hills

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✓ 2.	Kevin Garon
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SIGN IN ONLY IF YOU WISH TO SPEAK

Lancaster County



South Carolina



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5d: SD-2023-0765 Cane Mill/Coulston Enterprises

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South Carolina



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January - Public Input Meetings and Joint Meeting

- **January 16, 2024, at 6:30 p.m.:** Joint Meeting for Council, Planning Staff and Stakeholders, Council Chambers, 2nd Floor, County Administration Building, Lancaster, SC 29720 (Chambers Reserved)
- **January 23, 2024, from 5:30 - 8:00 p.m.:** Public Input Meeting, Kershaw Branch of the Lancaster County Library, 101 North Hampton Street, Kershaw, SC 29067
- **January 29, 2024, from 5:30 - 8:00 p.m.:** Public Input Meeting,
- **January 30, 2024, from 5:30 - 8:00 p.m.:** Public Input Meeting

February

- **February 8, 2024 at 6:00 p.m.:** Steering Committee Meeting, Council Chambers, 2nd Floor, County Administration Building, Lancaster, SC 29720 (Chambers Reserved)
- **February 15, 2024 at 6:00 p.m.:** Planning Commission Special Meeting, Council Chambers, 2nd Floor, County Administration Building, Lancaster, SC 29720 (Chambers Reserved)

March

- Council Adoption of the Comprehensive Plan