



MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION

CHARLES DEESE, DISTRICT 3, CHAIRMAN
JASON CAVALIER, DISTRICT 1
YOKIMA CURETON, DISTRICT 2
JUDIANNA TINKLENBERG, DISTRICT 4
MICHELLE RICHARDS, DISTRICT 5
SHEILA HINSON, DISTRICT 6
ALAN PATTERSON, DISTRICT 7
SECRETARY: AIMEE SHOLAR

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

**October 3, 2024 5:00 P.M.
MINUTES**

Chairman Deese called the meeting to order at 5:00 p.m.

1. Roll Call:

Members Present:

Charles Deese	Jason Cavalier	Yokima Cureton
Judianna Tinklenberg	Michelle Richards	Sheila Hinson
Alan Patterson		

Others Present:

Allison Hardin, Development Services Dir.	
April Williams, Planning Director	
Jennifer Bryan, Planning Technician	Admin. Assistant: Aimee Sholar

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-2022-2122: Riverchase 2

Application by LGI Homes, Riverchase Estates Partners LLC and R. Joe Harris & Associates for a Preliminary Plat for 578.83 acres on the west side of Riverside Road south of Cobblestone Way (p/o TM# 0030-00-002.00), to develop a 343-lot single family residential subdivision (Section 2 of Riverchase Estates.)

Staff Presentation: Allison Hardin

Discussion:

- Lacking two entry points.
- 12 lots not meeting size requirements, but staff is working with engineer and it can be remedied through staff approval
- Water and sewer access/design are finalized

Questions to Staff:

Alan Patterson: Will comments come through TRC- **Yes**

Judianna Tinklenberg: Is there anything noteworthy? – **No, not excited about the new road going through, but it meets Fire Marshall's standards.**

b. TA-2024-2122 Shooting Ranges

Application by Lancaster County Parks and Recreation to Amend UDO Sec 2.5 Use Table, Sec 5.5.11 Shooting Range (Indoor) and Sec 5.5.12 Shooting Range (Outdoor) to allow archery and airsoft ranges in INS zoning district

Staff Presentation: Allison Hardin

Discussion:

- Received a grant to begin an archery program
- Grant is to train staff
- INS (Institutional) currently does not allow shooting ranges of any kind

Questions to Staff:

Alan Patterson: Specifically for airsoft and arrows? **Yes**

Is it for individuals? **No, only for INS districts, including churches, schools, and county parks.**

Chairman Deese: There needs to be distance requirements on this. **Yes, there are references which tell of all the distances.**

Yokima Cureton: Will there be exceptions? **No, all facilities will have to follow the same requirements.**

Shelly Richards: Camp Wilderness could help and Clemson Extension for safety. Staff will also **reach out to the Boy scouts regarding help with safety and badges etc. And look into indoor archery.**

Chairman Deese: Needs to be distances and buffers- there are different classes of distances rather it be at a church or industrial park [later corrected to Institutional district] I don't know if you could have it there, because there will be people walking around

Alan Patterson: Indoor only? **P & R has requested both indoor and outdoor.**

Jason Cavalier: Indoor only? Also, sometimes you get people that shoot off their porch. You will need back stops also.

c. **Kershaw Annexations:**

Applications by Town of Kershaw to remediate annexation procedure for 2 private properties, TM 0156-00-024.01 Melissa Kirk and TM 0156H-0L-022.00 William Faulkenberry, and 8 properties owned by Town of Kershaw, in conformity with UDO and Intergovernmental Agreement: TM 0156B-0C-001.01, TM 0160-00-039.01, TM 0160-00-029.00, TM 0156-00-023.00, TM 0156G-0B-008.00, TM 0156H-0E-001.00, TM 0155-00-024.01, TM 0156I-0M-016.00.

Staff Presentation: Allison Hardin

Discussion:

- Following the same process as August and September cases

Questions to Staff:

Shelia Hinson: They are catching up on back log? **Yes.**

Chairman Deese: Most of them are the town of Kershaw? **Yes, all are.**

Shelia Hinson: The city dump is part of the City.

Alan Patterson: Are we having a public hearing because they haven't had one yet? **They held Council meetings during the period we did not have a written Intergovernmental Agreement in place and placed County staff involvement on hiatus.**

Chairman Deese: They were supposed to do it in Kershaw but they didn't do it. **Correct**

Jennifer Bryan: We just got a written agreement, so we are going back and doing them correctly now.

Yokima Cureton: So, they are a Continuance. **Yes**

Shelia Hinson: This is the last of the backlog. **They may come in occasionally from here on in.**

d. **NRN-2024-1958: Grammys Way:**

Application by Shannon Oglesby and Ryan Cunningham to name a shared private drive, to be named pursuant to Sec. 6.11.4.G of the Unified Development Ordinance.

Staff Presentation: Jennifer Bryan, Clerk

Discussion:

- Sandra has reviewed, no objections.
- Owner recently created two lots cut out of the parent tract
- Once you request a building permit for the third lot you must name the road
- It is located off Overbrook Rd
- Needs upgrades to the driveway

e. **NRN-2024-2138: October Group Submittal**

New Road Names from E911 Addressing via Preliminary Plats and Civil Plans, pursuant to Sec. 6.4.11 of the Unified Development Ordinance.

Staff Presentation: Jennifer Bryan, Clerk

Discussion:

- Sandra has reviewed, no objections.
- Applicants cannot file final plat until names are approved.
- For The Exchange development

3. **Other:**

- Continuing Education discussion of Robert's Rules: there was some confusion most thought it was supposed to be today. But it is scheduled for **October 15, 2024**
- Scheduled the UDO discussion for the next workshop in November. Will have paper copy of UDO for October 15, 2024 Planning Commission

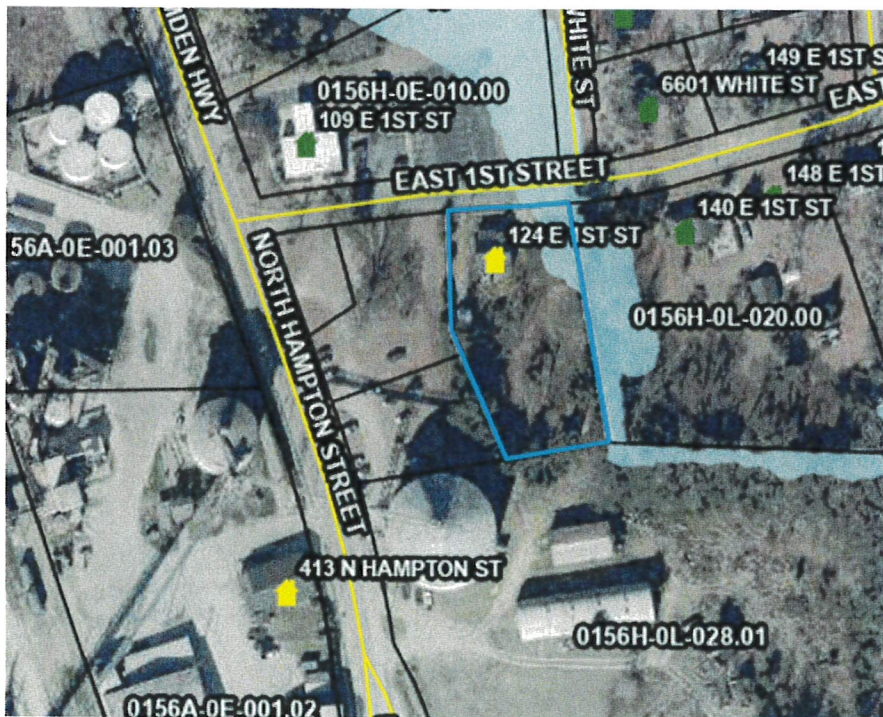
- Decided to Video the Roberts Rules CE training
- Discussed other possible CE classes (See attached)
- 521 TIA study
- Discussed Penny Tax for road construction being on the ballot
- Discussed having to take discretion when talking about the Penny Tax or School Bonds with anyone.

f. **Adjourn**

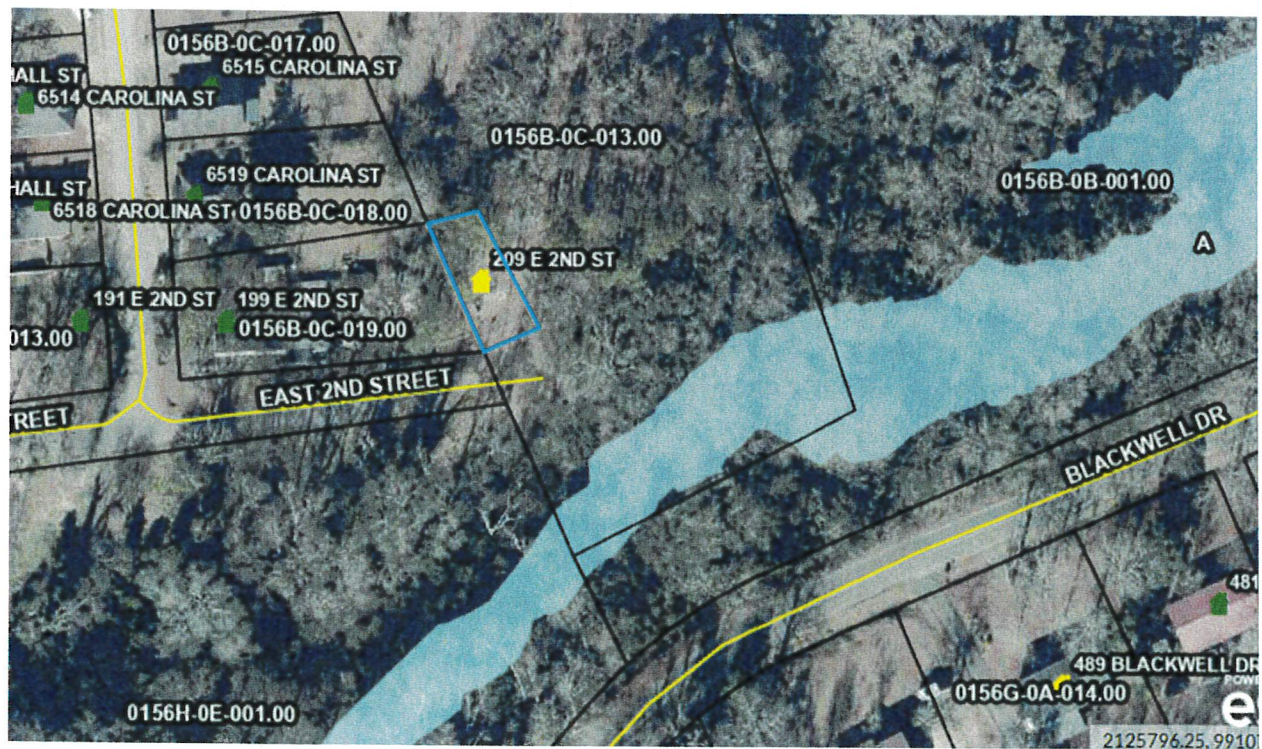
Meeting was adjourned at **5:53 PM**



Annexation 2: 124 E. 1st St (TM 0156H-0L-022.00) William Faulkenberry



Annexation 3: E. 2nd Street (TM 0156B-0C-001.01) Town of Kershaw



Annexation 4: Three Cs Road (TM 0160-00-039.01) Town of Kershaw



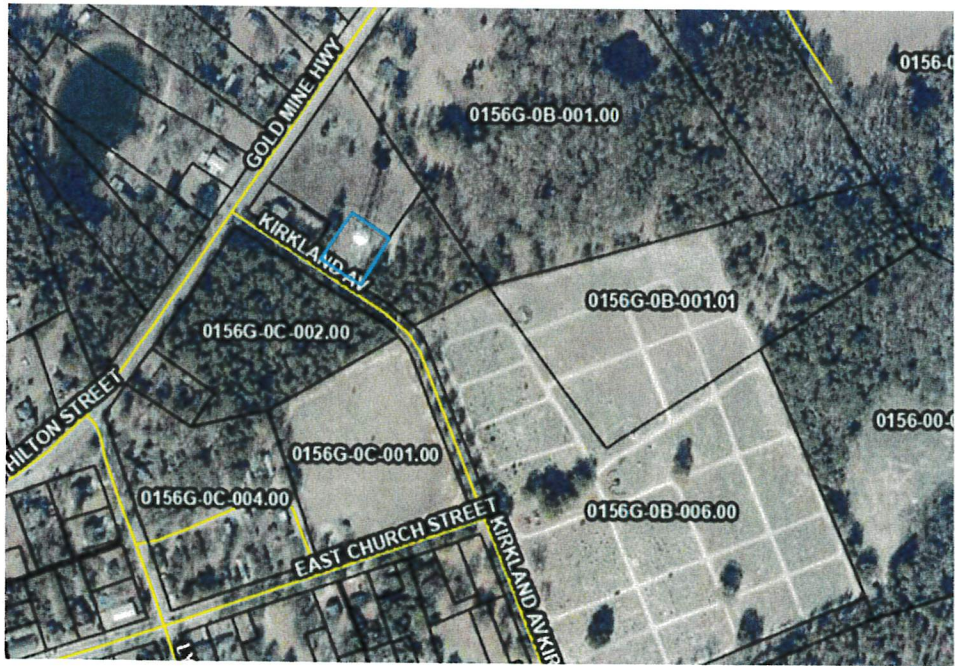


Annexation 6: Dump site behind cemetery (TM 0156-00-023.00)



KERSHAW CITY DUMP
GEN DEL
KERSHAW, S.C., 29067

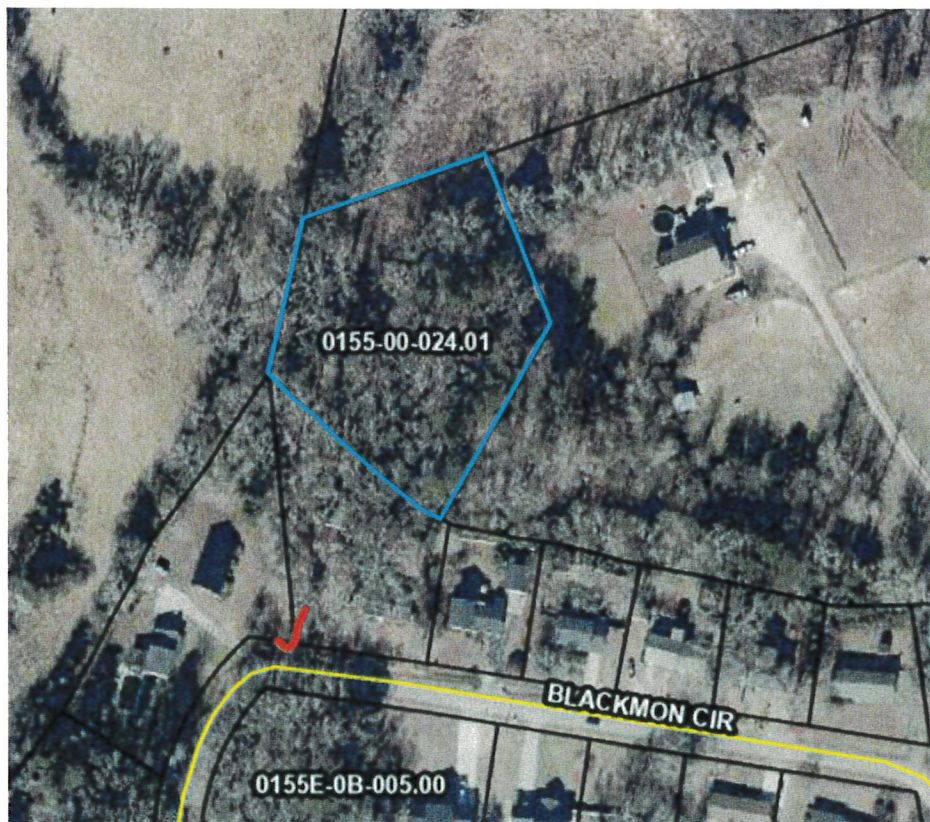
Annexation 7: Water Tower, 248 Kirkland Ave (TM 0156G-0B-008.00)



Annexation 8: Between E. 1st St and E. 2nd St (TM 0156H-0E-001.00)



Annexation 9: Behind 134 Blackmon Circle



Annexation 10: Horton Rollins & W. Richland (TM 0156-0M-016.00)

