



MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION

CHARLES DEESE, DISTRICT 3, CHAIRMAN
JAMES BARNETT, DISTRICT 4, VICE-CHAIRMAN
TAMECCA NEELY, DISTRICT 2
, DISTRICT 5
SHEILA HINSON, DISTRICT 6
ALAN PATTERSON, DISTRICT 1
BEN LEVINE, DISTRICT 7
CLERK: JENNIFER BRYAN

MINUTES
Lancaster County Planning Commission
August 16, 2022 6:00 p.m.

Chairman Deese called the meeting to order at 6:00 p.m.

1. ROLL CALL: Quorum is present (Six Commissioners)

Commissioners Present:

Tamecca Neely	Ben Levine	James Barnett
Sheila Hinson	Charles Keith Deese	Alan Patterson

No appointment has yet been made to fill District 5 seat.

Staff Present:

Rox Burhans	Clerk: Jennifer Bryan
Ashley Davis	
Matthew Blaszyk	Billy Mosteller, Council District 3

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.

2. APPROVE AGENDA

Chairman Deese called for a motion to approve the Agenda.

Motion to Approve by J. Barnett; 2nd by S. 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.

- **James Strang** (Richburg): Wants the Commission to be aware of the false information that was provided to Council when his rezoning application [RZ-2022-1399 St. Luke's] was presented at Council on 8, 2022. He will petition Council for a rehearing.

4. APPROVE MINUTES

a. July 19, 2022 Regular Minutes

Chairman Deese called for a motion to approve July 19, 2022 Regular Minutes as written. Motion to Approve by A. Patterson; 2nd by S. Hinson.

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

b. August 4, 2022 Workshop Minutes

Chairman Deese called for a motion to approve August 4, 2022 Workshop Minutes as written. Motion to Approve by T. Neely; 2nd by S. Hinson.

Called vote: 5:0. B. Levine abstained as absent from 8/4/2022 Workshop. **Motion is approved.**

5. PUBLIC ITEMS

a. RZ-2022-0733 Century Communities aka Shiloh Woods

Application by Century Communities and William Harper to rezone three parcels totaling approximately 19.93 acres located at Williamson Farm Road, and at 500 and 516 W. Shiloh Unity Road (TM#s 0049-00-004.16, 0049-00-005.01 and 0049-00-005.02) from Low Density Residential (LDR) to Medium Density Residential (MDR).

Staff Presentation: Ashley Davis, Senior Planner presented the application consistent with the staff report. Staff Recommendations: Approval.

Questions to staff:

B. Levine asked if the subject property was subject to the Small Area Plans; A. Davis responded that it was not.

Comment from applicant(s):

- **Ryan Hitchins** (Century Communities): Commented that Mike Williams, William Harper and the Vaughan family were owners of the subject properties. Added that he would be happy to answer any questions from the Commission.

Questions from Commissioners: no questions.

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

- **Ryan Hitchins** (no additional comments)

Chairman Deese closed Public hearing and called for a motion on item **RZ-2022-0733**.

Alan Patterson asked if approving MDR zoning would automatically approve Cluster Subdivision Overlay; **Chairman Deese** called again for a motion, to allow further discussion.

Motion to approve by S. Hinson; 2nd by J. Barnett.

Discussion:

In answer to **A. Patterson's** question, **Chairman Deese** and A. Davis responded that the rezoning application only addresses the change to MDR.

B. Levine asked if these 3 parcels are zoned MDR, can the entire proposed area then be designated for CSO? A. Davis clarified that CSO is addressed through the Development Agreement, not rezoning. Development Agreement and Preliminary Plat will be presented at a later date.

A. Patterson commented that in light of issues in the Panhandle, he would like to see the developer seriously address traffic impact of a large subdivision on Shiloh Unity.

C. Deese concurred, but asserted that such concerns would be addressed at Preliminary Plat and Development Agreement stage rather than rezoning.

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

The item will go to County Council for consideration, and applicant will be notified of time and date.

b. RZ-2022-1418 Elgin Fire Department

Application by Elgin Volunteer Fire Department to rezone 0.285 acres located at 125 Tram Road (TM#0088P-0C-001.00) from Medium Density Residential (MDR) to Institutional (INS) to conform with other adjacent Elgin VFD properties.

Staff Presentation: Matt Blaszyk, Planner presented the application consistent with the staff report. Staff Recommendations: Approval.

Questions to staff: none.

Comment from applicant(s): Applicant not present.

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

- **James Strang** (Richburg): Mr. Strang owns adjacent property, which was recently denied rezoning due in part to intervention by the Elgin VFD. A parking lot will provide no benefit to the County, whereas his residence would. The proposed use will be a safety hazard. Requests that buffers be required to protect neighboring properties.

Chairman Deese closed Public hearing and called for a motion on item **RZ-2022-1418**. Motion to approve by B. Levine; 2nd by T. Neely.

Discussion:

B. Levine commented that the buffer requirements would certainly be a concern if any plan for the property was submitted.

T. Neely commented that if neighborhood safety was a concern for the St. Luke's rezoning, then it would be even more of a concern for the proposed rezoning of this parcel, and therefore she could not support it.

Called vote: 2:4. **Motion is denied.**

The item will go to County Council for consideration, and applicant will be notified of time and date.

[Meeting was paused to allow clerk to dial in applicant Marilyn Thompson, a resident of Missouri. Ms. Thompson was not reached, and the meeting resumed.]

c. RZ-2022-1428 Marilyn Thompson

Application by Marilyn Thompson to rezone approximately .7 acres located at 106 N. Floyd Street, Kershaw (TM#0156I-0P-010.00) from Commercial (B1) to Residential (R6) zoning district, with intent to market as residential lot.

Staff Presentation: Matthew Blaszyk, Planner presented the application consistent with the staff report. Staff Recommendations: Approval.

Questions to staff:

Chairman Deese asked if there were any concerns expressed by the Town of Kershaw; M. Blaszyk responded that he had been in contact with Ryan McLemore, who had expressed no concerns.

S. Hinson commented that there were no other business zonings anywhere near the subject property, and it looked to her as if the commercial zoning was a mistake that should be corrected.

Comment from applicant(s): not present.

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

Chairman Deese closed Public hearing and called for a motion on item **RZ-2022-1428**. Motion to approve by S. Hinson; 2nd by B. Levine.

Discussion: None offered.

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

The item will go to Kershaw Town Council for consideration, and applicant will be notified of time and date.

6. NEW BUSINESS

a. Overview of Next Month's Agenda

- TA-2022-0172 MUSC-HCO Revision:
- SD-2022-0733 Shiloh Woods
- DA- 2022-0733 Shiloh Woods
- RZ-2022-1527 Arbor Walk (LDR to MDR)
- DA-2022-1527 Arbor Walk
- RZ-2022-1566 Chernyak (MDR to GB)
- RZ-2022-1759 Kings Mtn (Daycare) LDR to INS

b. Other

- **Ashley Davis** provided a short update on Comprehensive Plan: upcoming Topic Area panel discussions are being scheduled.
- **Ben Levine** asked to recognize the life and contributions of Jane Tanner, who passed last week. Tanner was a president of Indian Land Action Council for six years and held many other civic roles, and was a dedicated advocate for Indian Land.
- **S. Hinson** praised the Planning Department Staff and thanked them for their recent help in meeting with local residents who had questions and concerns about planning matters. Such communication is vital to working with the community and maintaining mutual respect.
- **Chairman Deese** offered thanks for the support of the staff and commission during his recent medical treatment.

7. ADJOURN

Motion to adjourn by S. Hinson; 2nd by B. Levine. Motion passed by unanimous consent. Meeting adjourned at 6:44 p.m.



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 3: CITIZEN'S COMMENTS

General Comments or comments on matters not on tonight's agenda.

A handwritten signature in black ink, appearing to be "J. Strang", is written over the address information.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, August 16, 2022

Citizens are allowed 3 minutes per person to speak. Everyone speaking before Council will be required to do so in a civil manner. Council will not tolerate personal attacks on individual Council Members, County Staff or any person or group. Racial slurs will not be permitted. Council's number one priority is to conduct business for the citizens of this county.

PLEASE PRINT

✓ 1.	James W Strang
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Item 5a: RZ-2022-0733 Century Communities aka Shiloh Woods

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Item 5b: RZ-2022-1418 Elgin Fire Department

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Item 5c: RZ-2022-1428 Thompson

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