



**MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION**

CHARLES DEESE, DISTRICT 3, CHAIRMAN  
JAMES BARNETT, DISTRICT 5, VICE-CHAIRMAN  
TAMECCA NEELY, 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**

**March 2, 2023 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	Sheila Hinson
Tamecca Neely	Alan Patterson	Judianna Tinklenberg

**Absent:** Ben Levine

**Staff:**

Allison Hardin, Interim Director	Clerk: Jennifer Bryan
Ashley Davis, Senior Planner	
Matthew Blaszyk, Planner	

**Others Present:**

Brandon Pridemore, R. Joe Harris & Assoc.  
Representatives of Eastwood Homes  
Members of the public

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. CU-2022-2447 Tidal Wave Auto Spa**

Application by Advanced Engineering Services LLC for a Conditional Use Permit for Minor Maintenance and Repair (Auto) at location 4138 Doby's Bridge Road (TM# 0013-00-015.00), for the purpose of developing an automated car wash.

**Staff Presentation:** Matthew Blaszyk, Planner

Discussion:

- Plan eliminates the existing access on 521.
- Access on Doby's Bridge is about 450 feet from intersection
- Doby's Bridge already has a signal at the intersection
- Commission can recommend but cannot require creation of a right turn lane onto Doby's Bridge.
- 521 access on adjacent connected property is often used as a cut-through to Doby's Bridge.
- How is this auto-related use different from the one we denied last month?
  - An existing use, not creating a new location;
  - Former use was grandfathered, this brings site into conformity with current code. No CU permit was required at the time it was built;
  - Eliminates 521 access;
  - Lower trip generation/traffic for this use;
  - Reduces impervious surface;
  - Removes tanks;
  - Provides access to corner lot, formerly unbuildable.

**b. UDO-TA-2023-0188 LCWSD Water Tanks**

Application by Lancaster County Water & Sewer District for an amendment to Section 2.4, regarding building heights, requesting an exemption for LCWSD water tanks.

Staff Presentation: Matthew Blaszyk, Planner.

Discussion:

- Regulations concerning building heights got sidetracked by discussion of radio tower requirements during drafting of 2016 UDO
- LCWSD needs to relocate a water tower due to air traffic overlays
- Does not affect County's liability; the towers and sites are owned by LCWSD

**c. SD-2021-2450 Pettus Pond**

Application by Eastwood Homes, Jane Pettus and Anthony Haltom for approval of a Preliminary Plat for three parcels totaling approximately 61.24 acres located at or adjacent to #10925 and #10822 Pettus Farm Road and Old Pettus Place, respectively, (TMs 0003-00-051.00, 0003-00-052.00, and 0003-00-052.06), for a single-family residential development of 99 lots.

Staff Presentation: Ashley Davis, Senior Planner

Discussion:

- Staff will recommend denial; see attachments:
  - General comments on issues of concern regarding proposed plat
  - LCWSD Developer Policy Amendment dated March 9, 2021
  - Map of neighborhoods in the panhandle
- Given the number of serious concerns, why is this item going forward? Applicant has requested a hearing against staff advice (see attached cover letter), and if applicant insists, state law requires decision by Planning Commission within 60 days;
- Blind curve on Barberville Road near Pettus intersection would create a traffic hazard TIA calls for creation of a turn lane in one direction, but would not address visibility issues in the opposite lane;
- Is the applicant pushing forward due to the proposed UDO changes to MDR requirements and density calculations? Applicant has not specified their reason and we cannot speculate.
- If denied, there is no time constraint on re-submittal with revised plan for Preliminary Plats as there would be for rezoning. Applicant can revise and resubmit immediately.

[SIDEBAR: Chairman and Vice-chair asked for developers to speak. Discussion concerning whether applicants or members of the public can address the Commission during Workshop meetings ensued. Staff noted that allowing either to speak would constitute a public hearing, and statutory requirements for notice of public hearing had not been met. Requirements for a *public meeting* do not meet the legal standard for a *public hearing*. Chair and Vice-chair still wanted the developers to speak. Staff repeated their objection for the record. Developers did not address the meeting.

Further discussion as to whether Workshops were necessary or advisable, whether they should be held as regular public hearings instead; Interim Director asked that the discussion be added to the agenda for March 21, 2023.]

**3. Other:**

a. Review of Next Month's Agenda

CU-2022-2541 Valvoline: property adjacent to Tidal Wave (oil change facility)

RZ-2023-0215 RF Duncan: RR to RUB on Pageland Hwy.

b. Strategic Plan Feedback Meeting: Tuesday, March 14, 2023 at 6:00 PM, Council Chambers. Sheila Hinson volunteered to attend. Other members may attend, but will notify the Chairman and the Clerk if they decide to do so, in the event we have to advertise a quorum.

c. Comprehensive Plan: Allison Hardin met with consultant and rough draft of Plan is due to be delivered this week; it will be forwarded to Stakeholders in advance of next meeting.

**4. Adjourn**

Meeting was adjourned at 6:10 pm.

**General:**

- Downstream sewer infrastructure is not currently operational.
- Once downstream infrastructure is completed (timeline unknown) LCWSD has indicated that this project is possibly working in conjunction with the Patterson Preserve to extend sewer to both sites. It should be noted that at this time the Patterson Preserve project which is nearing the expiration of its vesting.
- Lancaster County School District is recommending denial pursuant to overcrowding in the schools serving this area.
- The latest update to the SC Fire Code requires 2 points of ingress/ egress for projects including more than 50 lots. SC Fire Code supersedes Lancaster County's UDO therefore this project may not be approved in its current configuration.

**Pending Ordinance Issues:**

- Requires 12,000 minimum lot size
- Requires a front setback of 40' for garages
- Requires open space or a road to break up sections which have more than 10 lots consecutively.

**Planning:**

- Remove stormwater BMPs from Open Space Calculation
- Add Density information
- Provide connectivity index
- As currently depicted lot 53 is not viable with wetlands in the buildable lot area
- Park space should be clearly depicted. It appears this plan intends for a pond to be considered a significant portion of their park space. Park space is intended to be useable open space. While the walking trail and green space around the pond may be counted towards open space I do not believe the pond itself should be counted.
- Stub road should be depicted and built to property line
- Keep in mind no easements may encroach into the buildable area of lots. Easements shall be located outside of individual lots. When being located on individual lots is necessary, easements must be centered along property lines and may not decrease the buildable area of a given lot.



**TO:** LCWSD Water & Wastewater Developers

**FROM:** Brad Bucy, P.E., District Manager, LCWSD

**DATE:** March 9, 2021

**SUBJECT:** Amendment to LCWSD Water & Wastewater Developer Policy,  
Chapter 2 Developers' Procedures, Preface, pp. 8-9

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Insert at the top of p.9 after "shall be dedicated to the District's system(s)" and before "The following is the sequence of events..."

No Developer shall initiate or pursue the procedures set forth in this policy for planning and/or constructing any wastewater improvements unless there is adequate capacity in the existing, permitted-to-operate downstream wastewater facilities, including, but not limited to, the wastewater treatment facility receiving the wastewater, to handle the design flow of the proposed project, which means collect, treat and dispose of the wastewater from the project. It shall not be sufficient that the downstream wastewater facilities have been permitted for construction or that financial assurance has been given to complete the upgrade of the downstream facilities. By way of example (although not an exhaustive list of examples), no Developer can initiate or pursue the procedures set forth in this policy on the grounds that previously, downstream wastewater facilities were permitted for construction or financial assurance was given to complete the facilities or that another Developer obtained a permit to construct the facilities or gave financial assurance the facilities would be completed. The District is hereby ensuring that there are adequate downstream facilities in operation (rather than planned) before the District accepts any submittals from a Developer that could lead to an availability letter or a capacity commitment from the District in accordance with this policy. Nothing herein, however, shall limit in any way the District from undertaking construction of downstream facilities which may become adequate to handle the design flow of a project once the facilities are in operation.



# Proposed Pettus Pond Development



Development

Pettus Pond

Neighborhood

Multifamily

