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
Lancaster County Planning Commission
April 18, 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:

Ben Levine	James Barnett	Sheila Hinson
Charles Keith Deese	Alan Patterson	Judianna Tinklenberg

Absent: Tamecca Neely

Staff Present:

Allison Hardin, Interim Director
Ashley Davis, Senior Planner
Matthew Blaszyk, Planner

Clerk: Jennifer Bryan

Billy Mosteller, Lancaster County Council Representative

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 **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.
One Citizens' Comment was submitted via email.

1. [**see attached copy of email from Barry Gordy**.]

2. **Anthony Haltom** (Pettus Farm Road): Owns one of the subject properties. He and his family entered into agreement with Eastland Homes several years ago, they support the project and would like it to move forward. It has been in limbo long enough.

Chairman Deese closed Citizen's Comments.

4. APPROVE MINUTES

a. March 21, 2023 Regular Minutes

Chairman Deese called for a motion to approve March 21, 2023 Regular Minutes as written. Motion to Approve by **Ben Levine**; 2nd by **James Barnett**.
Called vote: 6:0**. Motion approved unanimously.**

b. April 6, 2023 Workshop Minutes

Chairman Deese called for a motion to approve April 6, 2023 Workshop Minutes as written. Tamecca Neely was absent from 4/6/2023 Workshop meeting.
Motion to Approve by **Ben Levine**; 2nd by **James Barnett**.
Called vote: 6:0**. Motion approved unanimously.**

5. PUBLIC ITEMS

a. SD-2021-2450 Pettus Pond

Application by Eastwood Homes, R. Joe Harris, 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, presented the application consistent with the staff report.[See also Slides 2-9 on attached agenda presentation].
Staff Recommendations: Conditional Approval

Staff Conditions:

- Resolution of TRC outstanding comments (Planning, Engineering, and Fire) within 60 days of this meeting;
- •Confirmation of potential access to water and sewer service from LCWSD within 60 days of this meeting;
- •Resolution of the upgrades needed to Pettus Rd. with County Staff and SCDOT within 60 days of this meeting.

Questions to staff:
Ben Levine: Have staff review comments been addressed?
Davis: Most have been addressed by the revised plan, but a few remain

Ben Levine: Will Pettus Farm Road be improved?
Davis: The TIA does not call for it. The portion forming the entrance to the development will be widened. The rest going out to Barberville Road is still being discussed, and is one of the issues that has to be resolved in the next 60 days.

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

- **Jody Pettus** (Lexington, NC) : Representing Pettus family and reading a statement by Jae Pettus, owner of one of the subject parcels. The project has been on hold and the family's situation in limbo for 3 years; this seems excessive. The farm isinactive; new homes are needed for growth in the area. Mrs. Pettus' health is diminishing and she would like to see the project resolved and moved forward.

Chairman Deese closed Public hearing. Called upon applicant for comments.

Comment from applicant(s):
Brandon Pridemore (R. Joe Harris Engineering): Rezoning was approved in 2021 based on this plan; The plan has been on hold /in discussion ever since. Pettus Farm Road will be resurfaced, but will be 24 feet wide, not 26 feet. Within the subdivision the roads will be wider. Density is 1.6 dua. They have prepared the revised connectivity index and are ready to submit it, it comes in at 1.33 so does not need a waiver.

Allison Hardin: In response to Mr. Pridemore's previous comments, clarification:
First, that the rezoning was not approved based on this plan. That is called "Contract Zoning" and is illegal in the State of South Carolina. The rezoning took the plan into consideration, but it is in no way bound to the plan.
Second, describing the Fire Marshall's interpretation of the State Fire Code as "wonky" is incorrect. The Fire Marshall is applying the State Fire Code as it is written, as of January 1st of this year the required road width is 26 feet. We are precluded by state law from overstepping the state requirements.

Questions from Commissioners:
Ben Levine: Expressed concern about the width of Pettus Farm Road and asked for clarification.
Davis and Hardin: The road into the development from the intersection with Camp Cox road is 26 feet, before that it will be 24 feet.

Chairman Deese called for a motion on item SD-2021-2450 Pettus Pond Preliminary Plat
Motion to approve with Staff Conditions by **Ben Levine**; 2nd by **Sheila Hinson**.

Discussion:
Alan Patterson: Parcel has been rezoned, and he agrees it has been a lengthy process, but this plan seems premature with so many outstanding TRC comments. Roads are insufficient for what is being proposed, that section of Barberville Road is already dangerous and will only be more so with the added traffic. He cannot support the project.

Ashley Davis: The school district comments may need further exploration for future projects; staff will schedule time at a future workshop to discuss school district input.

Called vote: 4:2. **Motion is conditionally approved**.
AP: No BL: Yes SH: Yes JT: No JB: Yes CD: Yes
Planning Commission makes the final decision on preliminary plat applications.

b. CU-2022-2451 YDG Doby's Bridge Land LLC (Valvoline)

Application by YDG Doby's Bridge Land LLC for a Conditional Use permit for a .64-acre site at intersection of Charlotte Highway 521 and Doby's Bridge Road (TM # 0013-00-018.11), to allow development of a drive-through oil-change facility. (a/k/a Valvoline).

Staff Presentation: Matthew Blaszyk, Planner, presented the application consistent with the staff report. [See attached email comment; see also slides 11-17]
Staff Recommendations: Approval, Conditional upon access easement through adjacent property.

Questions to staff:
Ben Levine: Is the buffering on the Doby's Bridge side sufficient for a future turn lane?
Blaszyk and Davis: The 25-foot buffer is sufficient to allow a 8-10 foot turn lane per road standards.

Comment from applicant(s): Thanks the Commission for their consideration and is available for questions.

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

Chairman Deese closed Public hearing and called for a motion on item CU-2022-2451 Doby's Bridge Land LLC (Valvoline).
Motion to approve by Ben Levine; 2nd by Sheila Hinson.
Discussion: No questions.

Called vote: 6:0. **Motion is approved unanimously**.
Chairman Deese stated the item will go to County Council for consideration, and applicant will be notified of time and date.

c. **RZ-2023-0215 R.F. Duncan**

Application by Richard F. Duncan to rezone approximately 1.206 acres, located at 3867Pageland Highway (p/o TM 0059-00-058.00) from Rural Residential (RR) to Rural Business (RUB) district, in order to remedy non-conformity of existing business on site and allow minor subdivision of property.

Staff Presentation: Matthew Blaszyk, Planner, presented the application consistent with the staff report. [See attached slides 18-24].
Staff Recommendations: Approval (no conditions).

Questions to staff: (no questions)

Comment from applicant(s):
Eric Everall (Duncan's Auto Service Employee) Speaking on behalf of Mr. Duncan: Mr. Duncan is getting his affairs in order and looking forward to retirement. If the business is to continue, or be sold, it needs to be separated from the residential property.

Questions from Commissioners: (no questions).

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

1. Email comment submitted in support by **Peter Butterfield**.
2. **Eric Everall** (see above) no additional comments.

Chairman Deese closed Public hearing and called for a motion on item RZ-2023-0215 R.F. Duncan. Motion to approve by **James Barnett**; 2nd by **Ben Levine**.
Discussion: (no questions)

Called vote: 6:0. **Motion is approved unanimously**.
Chairman Deese stated the item will go to County Council for consideration, and applicant will be notified of time and date.

d. **RZ-2023-0503 John T. Stevens Foundation**

Application by John T. Stevens Foundation to rezone approximately .78 acres at and adjacent to 502 N. Matson Street, Kershaw SC (TM# 0156H-0K-005.00) from R15 Residential to B1 Central Business, to allow redevelopment of former library as office space for the Foundation.

Staff Presentation: Matthew Blaszyk, Planner, presented the application consistent with the staff report. [See slides 25-30 in Powerpoint attachment].
Staff Recommendations: Approval (no conditions).

Questions to staff:
Ben Levine: Has there been any public feedback?
Blaszyk and Bryan: several phone calls expressing curiosity, but supportive.

Alan Patterson: There seems to be a lot of residential nearby, does that create a conflict?
Blaszyk: Both zoning and uses are mixed in that area.
Davis: In general Kershaw's zoning varies more than in the County, especially downtown.
Bryan: Another consideration is that many of the residential zoned properties actually have non-conforming business uses.

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-2023-0503 John T. Stevens Foundation.
Motion to approve by **Sheila Hinson**; 2nd by **James Barnett**.
Discussion: No comments or questions.

Called vote: 6:0. **Motion is approved unanimously**.
Chairman Deese stated the item will go to Kershaw Town Council for consideration, and applicant will be notified of time and date.

e. **RN-2023-0530 MSAG Road Name Approvals**

ROAD NAME APPROVALS: Pursuant to SC Code Title VI, Section 6-29-1200, the list of existing street names in Lancaster County will be presented for review and approval by the Planning Commission.
Presentation: Allison Hardin, Interim Planning Director.

Questions from Commissioners:
Charles Deese: There is some duplication in the list, but that is due to technical issues.
Allison Hardin: ESN numbers assigned for different EMS/Fire districts account for some of the duplication. Going forward, Sandra Burton (911 Addressing) will review applications, and then the application will come to Planning Commission to finalize and approve.

Public Hearing: (See attachments: Sign-in Sheets). None signed in.
Chairman Deese closed Public hearing and called for a motion on item RN-2023-0530 MSAG Road Name Approvals.
Motion to approve by **James Barnett**; 2nd by **Sheila Hinson**.

Discussion: No additional questions.
Vote: 6:0. **Motion is approved unanimously**.

6. NEW BUSINESS

a. Overview of Next Month's Agenda

TA-2022-0344 Costco Text Amendments (5 parts)
RZ-2022-0344Costco: LI to RB
SD-2022-1205 Riverchase Estates Phase 3 Preliminary Plat

b. Other

Board Member of the Year nominations. Allison Hardin called for nominations. Charles Deese nominated Ben Levine. Seconded by James Barnett. Approved by unanimous consent.
Staff will prepare the form for submission to County Council.

7. ADJOURN

Motion to adjourn by Alan Patterson; 2nd by Sheila Hinson. Motion approved by unanimous consent. Meeting adjourned at 7:07 p.m.

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Lancaster County
South Carolina

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, April 18, 2023, 2023

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.	EMAIL COMMENT SUBMITTED by BARRY GORDY
2.	Anthony Haltom
3.	
4.	

From: barry.gordon11@gmail.com
To: Planning Mailbox
Subject: Building in Indian Land
Date: Thursday, April 13, 2023 11:03:16 AM

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—IT Helpdesk, support.lancastercountysc.net<http://192.168.1.5>

I would like to file a complaint about the insane building permits issued in Indian Land. There appears to be ZERO infrastructure planning and with all this incredible expansion roads are constantly blocked. 521 and van Wyck are down to one lane now. As Forest Gump says: "Stupid is as Stupid Does". Congratulations- you have won the Forest Gump award! You can pick it up on 521 if you can get here!
Sent from my iPhone

SIGN IN ONLY IF YOU WISH TO SPEAK

Lancaster County
South Carolina

PLANNING COMMISSION
Public Hearing Sign In Sheet

Item 5a: 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.

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PLEASE PRINT

1.	Jody Pettus
2.	
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4.	

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Lancaster County
South Carolina

PLANNING COMMISSION
Public Hearing Sign In Sheet

Item 5b: CU-2022-2451 YDG Doby's Bridge Land LLC (Valvoline)
Application by YDG Doby's Bridge Land LLC for a Conditional Use permit for a .64 acre site at intersection of Charlotte Highway 521 and Doby's Bridge Road (TM # 0013-00-018.11), to allow development of a drive-through oil-change facility. (a/k/a Valvoline).

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Lancaster County
South Carolina

PLANNING COMMISSION
Public Hearing Sign In Sheet

Item 5c: RZ-2023-0215 R.F. Duncan

Application by Richard F. Duncan to rezone approximately 1.206 acres, located at 3867Pageland Highway (p/o TM 0059-00-058.00) from Rural Residential (RR) to Rural Business (RUB) district, in order to remedy non-conformity of existing business on site and allow minor subdivision of property.

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PLEASE PRINT

1.	EMAIL COMMENT SUBMITTED BY PETE BUTTERFIELD
2.	Eric Everall Duncans Auto service employee
3.	
4.	

From: Matthew Blaszyk
To: Jennifer Bryan
Subject: FW: Comment on Duncan"s Auto RZ-2023-0215
Date: Monday, April 17, 2023 2:30:52 PM
Attachments: LCLogo_c716c29e-f766-46c0-a18c-7d20f2fc6ebd.png

Lancaster County
South Carolina
www.mylancastersc.org

Matthew Blaszyk, *Planner*
Planning

Lancaster County Government
P.O. Box 1809
Lancaster, SC 29720

P: (803) 285-6005 F: (877) 636-7963
mblaszyk@lancastersc.net

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NOTICE: All email correspondence to and from this address may be subject to public disclosure under the SC Freedom of Information Act.

From: Pete B <metasome@yahoo.com>
Sent: Friday, April 14, 2023 9:27 AM
To: Matthew Blaszyk <mblaszyk@lancastersc.net>
Subject: Comment on Duncan's Auto RZ-2023-0215

The System couldn't recognize this email as this is the first time you received an email from this sender metasome@yahoo.com

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—IT Helpdesk, support.lancastercountysc.net

Mr. Blaszyk,
Thank you for the explanation of the rezoning request for Duncan's Auto.
As such, just wanted to provide a note of SUPPORT for the rezoning request. Mr. Duncan operates a stellar business and it's a pleasure to have him providing his valued service to the community. If the rezoning makes things better for him, please grant it!

Best regards,

Pete Butterfield
Adjacent property owner
704-772-0127

SIGN IN ONLY IF YOU WISH TO SPEAK

Lancaster County
South Carolina

PLANNING COMMISSION
Public Hearing Sign In Sheet

Item 5d: RZ-2023-0503 John T. Stevens Foundation

Application by John T. Stevens Foundation to rezone approximately .78 acres at and adjacent to502 N. Matson Street, Kershaw SC (TM# 0156H-0K-005.00) from R15 Residential to B1 Central Business, to allow redevelopment of former library as office space for the Foundation.

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Lancaster County
South Carolina

PLANNING COMMISSION
Public Hearing Sign In Sheet

Item 5e: RN-2023-0530 MSAG Road Name Approvals

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PLEASE PRINT

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Lancaster County
South Carolina

Planning Commission Agenda

1. Call to Order
2. Approval of the Agenda
3. Citizen's Comments
4. Approve Minutes
   a. March 21, 2023 Regular Meeting
   b. April 6, 2023 Workshop Meeting
5. Public Items
   a) SD-2021-2450 Pettus Pond
   b) CU-2022-2451 YDG Doby's Bridge Land LLC
   c) RZ-2023-0215 R.F. Duncan
   d) RZ-2023-0503 John T. Stevens Foundation
   e) RN-2023-0530 MSAG Road Name Approvals
6. New Business
   a. Overview of Next Month's Agenda
   b. Other
7. Adjourn

5. Public Items

a.) 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.

Overview

Location

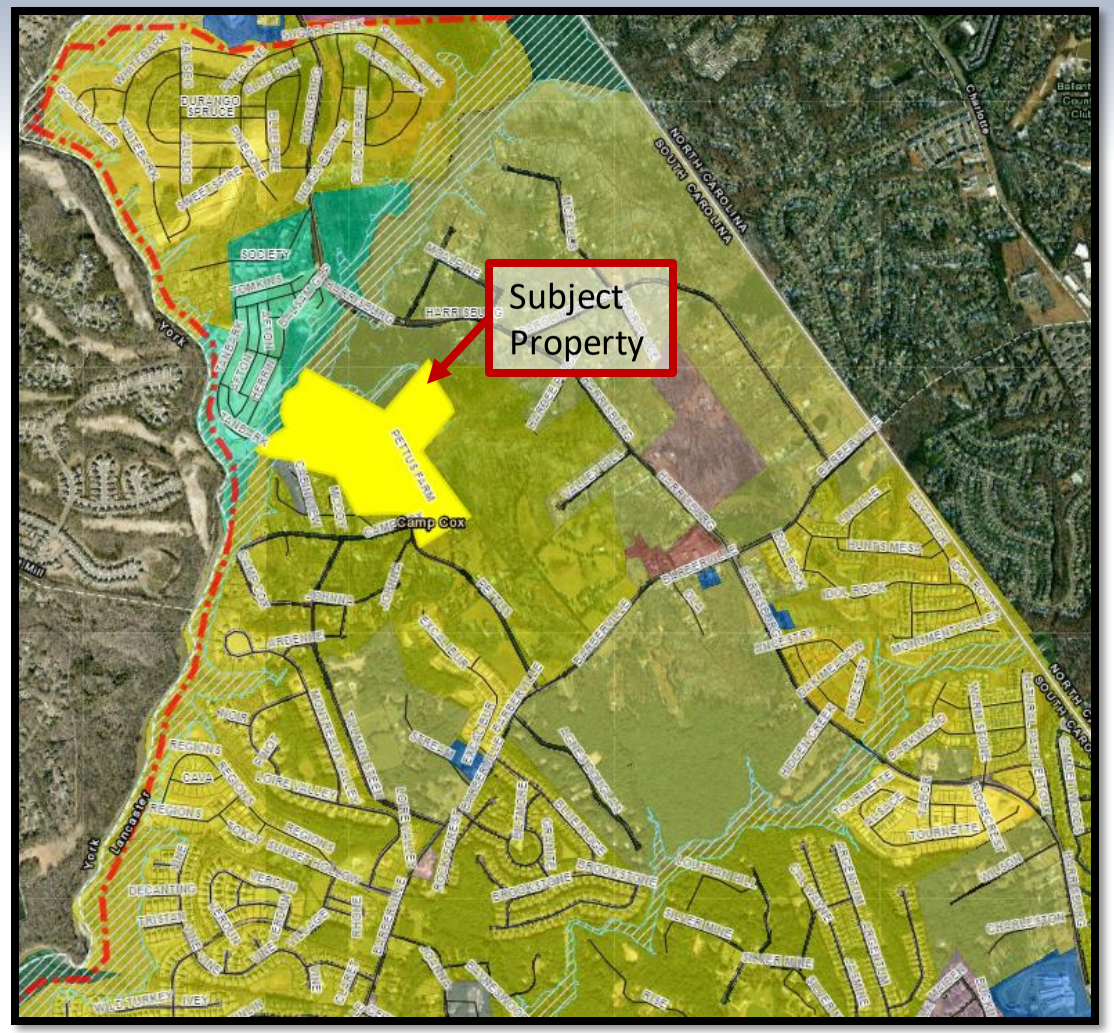
- 61.24 acres made up of 3 subject properties
- Located at or adjacent to 10925 and 10822 Pettus Farm Road and Old Pettus Place

Zoning District

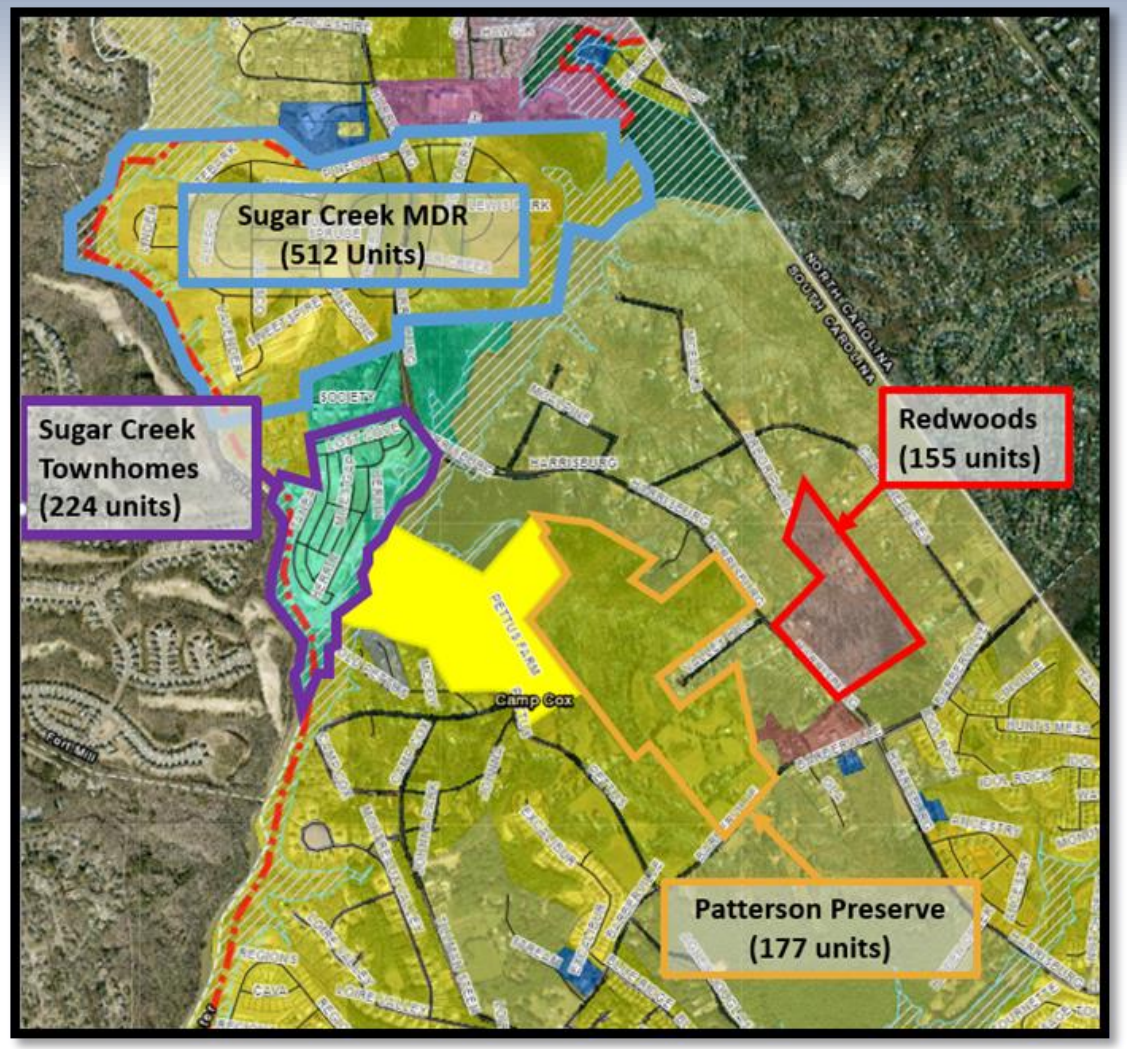
- **MDR:** TM#s 0003-00-051.00, 0003-00-052.00, and 0003-00-052.06
- **Context:** Parcel 0003-00-051.00 was rezoned to MDR mid-2021

Applicants

- Eastwood Homes (Developer)
- R. Joe Harris Assoc. (Engineer)
- Jane Pettus and Anthony Haltom (Owners)

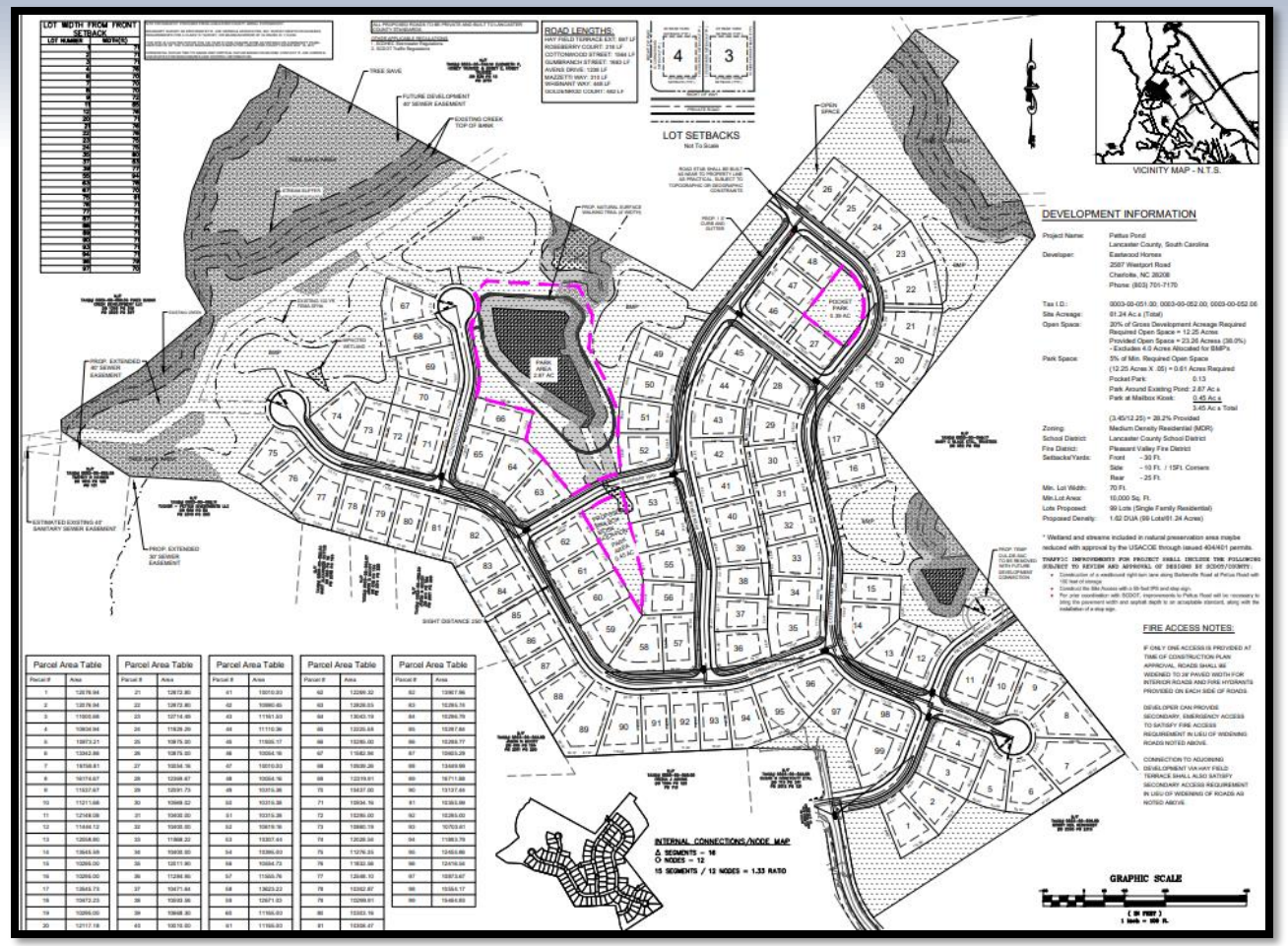


Location Photos



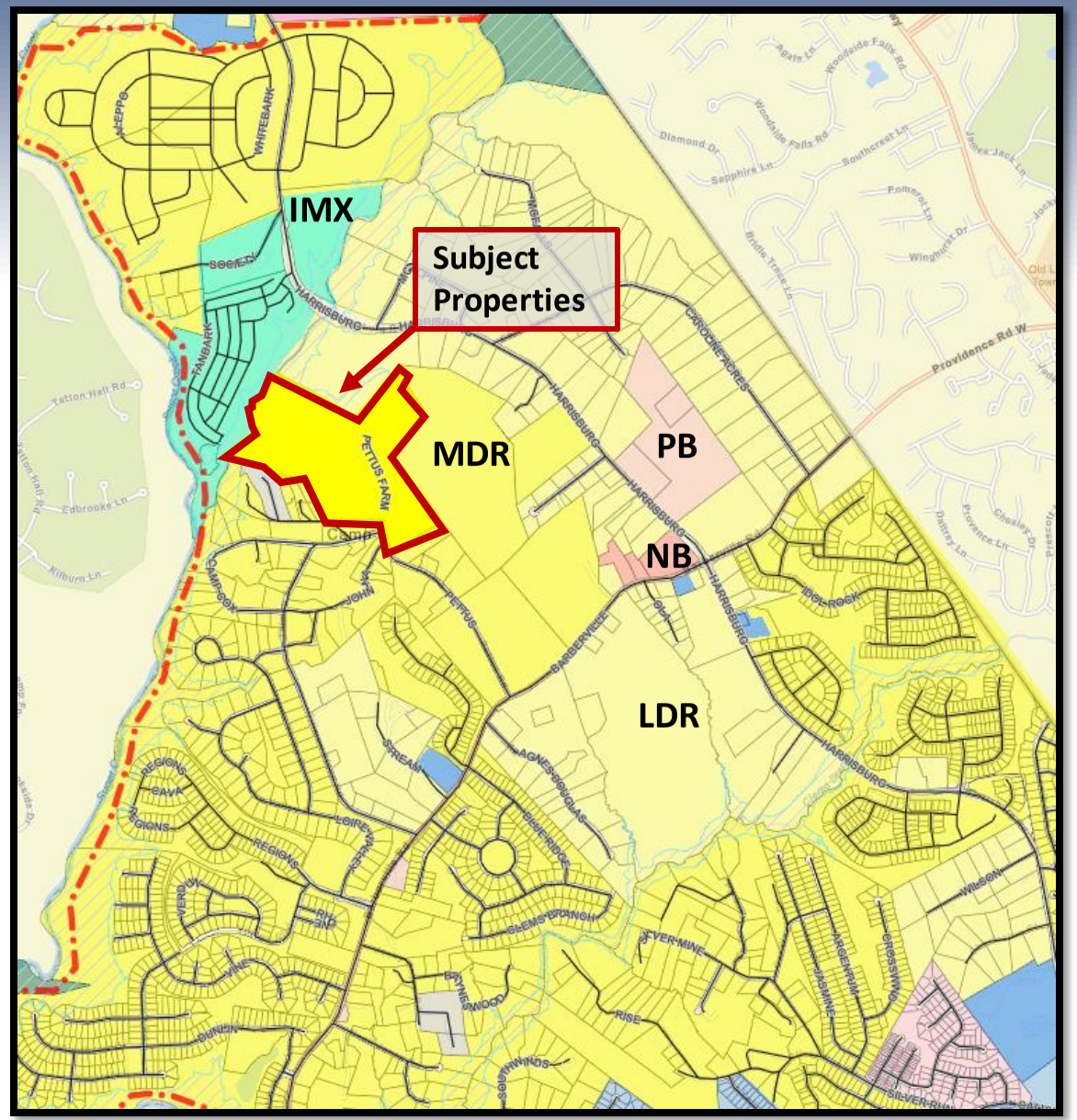
Project Overview

Development Summary	
Site Acreage	61.24 acres
Proposed Lots	99
Project Overview	Single Family Residential Subdivision
Open Space	14.38 required; 26.77 proposed
Internal Streets	Will be privately maintained.



Zoning and Compatibility

Lancaster County
South Carolina



Comprehensive Plan

- *FLU type*: Neighborhood Mixed Use

Surrounding Zoning

Surrounding Property	Jurisdiction	Zoning District	Use
North	Lancaster County	LDR	Vacant land
South	Lancaster County	MDR	Residential neighborhood
East	Lancaster County	MDR	Vacant land
West	Lancaster County	IMX	Sugar Creek development

Overview and Compatibility

Lancaster County
South Carolina

Traffic Impact Analysis

- Prepared by Kimley-Horn and Associates
- Per the applicant the following intersections were found to need improvements:
  - Construction of a westbound right-turn lane along Barberville Road at Pettus Road with 100 feet of storage.
  - Construct the Site Access with a 55-foot internal protected stem (IPS) and stop sign.
  - Per prior coordination with SCDOT, improvements to Pettus Road will be necessary to bring the pavement width and asphalt depth to an acceptable standard, along with the installation of a stop sign.

Table 5.1 - Trip Generation

ITE LUC	Land Use	Intensity		Daily	AM Peak Hour			PM Peak Hour		
					Total	In	Out	Total	In	Out
210	Single-Family Homes	99	DU	1,030	75	19	56	101	64	37

Overview and Compatibility

Lancaster County
South Carolina

Schools

- Lancaster County School District has noted significant concerns with overcrowding in the Indian Land attendance zones.
- Should the Planning Commission feel the need to take action on the information provided by LCSD, the Planning Commission may make a recommendation to County Council to consider assessing a moratorium within the relevant attendance zones.

- The representation below is based on schools operating at 75% building capacity:

	Grades	Capacities (75%)			Pre-K	Historic Day-135 ADM (No Pre-K)					Day-010	Forecasted Day-135 ADM									
	2022-23	2022-23	2023-24	2024-25	2022-23	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
Indian Land																					
Harrisburg ES	K-4	728	728	728	9	1269	886	975	989	944	**1076**	1142	1172	1228	1285	1327	1352	1395	1429	1465	1501
Indian Land ES	K-4	789	789	789		1103	1036	1097	1031	1045	**1030**	1102	1157	1205	1242	1305	1329	1372	1406	1441	1477
Van Wyck ES	K-4	878	878	878	15		639	708	711	724	**784**	861	899	935	952	981	998	1030	1055	1081	1108
Indian Land IS	5-6	881	881	881						973	**1072**	1131	1261	1370	1450	1504	1596	1662	1678	1749	1792
Indian Land MS	7-8	845	845	845		994	1042	1195	1309	970	**988**	1065	1140	1202	1341	1457	1543	1600	1697	1768	1784
Indian Land HS	9-12	1500	1500	1500		1049	1166	1310	1345	1484	**1680**	1870	2048	2215	2331	2484	2722	2918	3162	3344	3549
SubTotal		5620	5620	5620	24	4415	4769	5285	5385	6140	**6630**	7169	7677	8156	8601	9059	9539	9977	10428	10848	11212

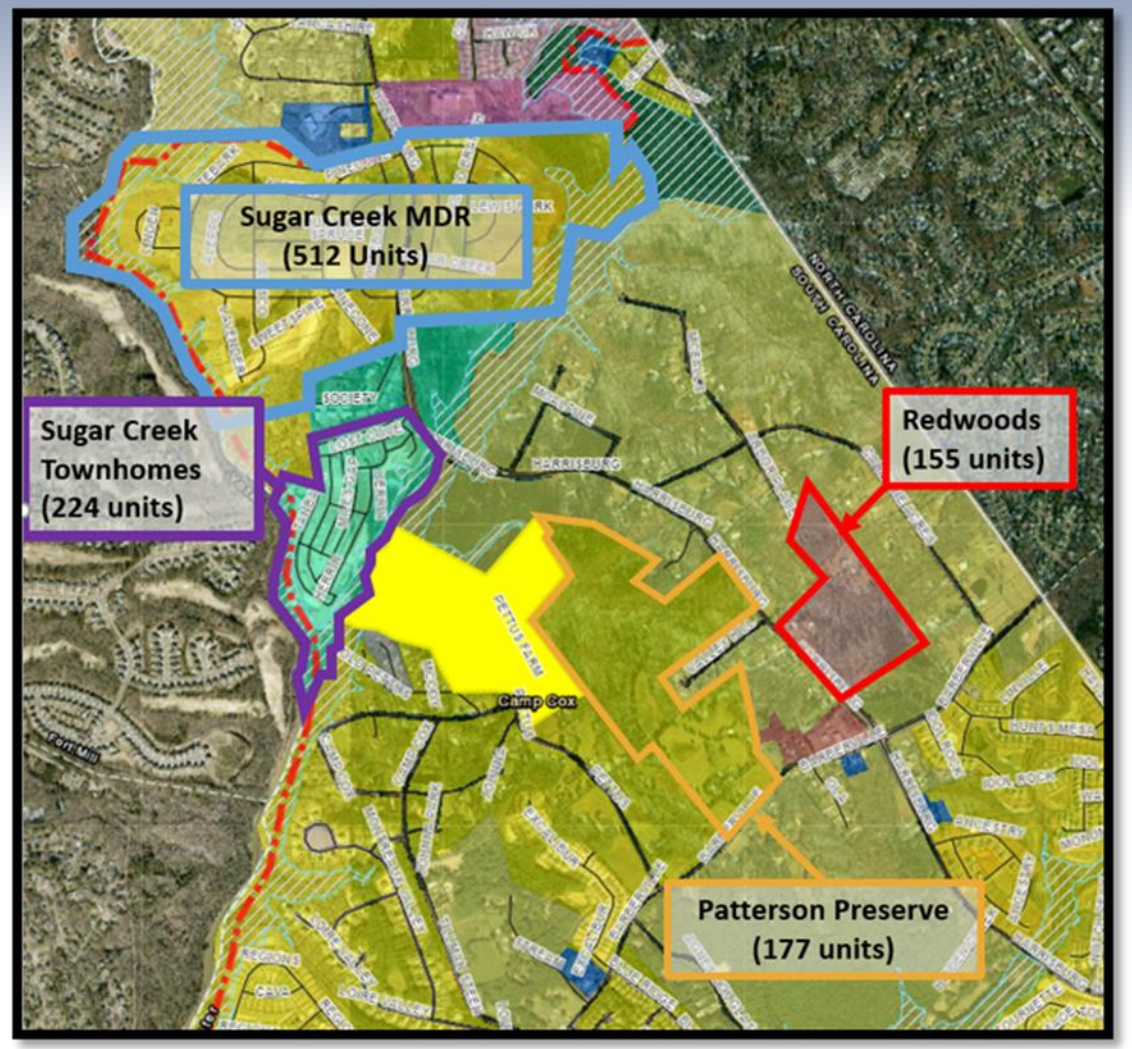
Utilities

LCWSD:

- LCWSD will not issue a developer a willingness and capability assurance letter if downstream infrastructure is not operational.

- As of the last communication with LCWSD the pump station being constructed by Sugar Creek was in the testing phase but did not yet have a permit to operate.

- Downstream improvements that would be associated with this project as well as the Redwoods project include upgrading the Force Main along Calvin Hall to create their capacity at the Clems Branch pump station



Recommendation

Staff recommends **Conditional Approval** of this Major Preliminary Subdivision Plat subject to the following conditions:

- Resolution of TRC outstanding comments (Planning, Engineering, and Fire) within 60 days of this meeting;
- Confirmation of potential access to water and sewer service from LCWSD within 60 days of this meeting;
- Resolution of the upgrades needed to Pettus Rd. with County Staff and SCDOT within 60 days of this meeting.

If these conditions are not met the proposed plat must come back before Planning Commission.

5. Public Items

b.) CU-2022-2541 **YDG Doby's Bridge Land LLC**

Application by YDG Doby's Bridge Land LLC for a Conditional Use permit for a 0.64-acre site at intersection of Charlotte Highway 521 and Doby's Bridge Road (TM # 0013-00-018.11), to allow development of a drive-through oil-change facility. (a/k/a Valvoline).

Overview

Location

- U.S. 521 and Doby's Bridge Road Intersection
- 0.63-acre parcel

Zoning District

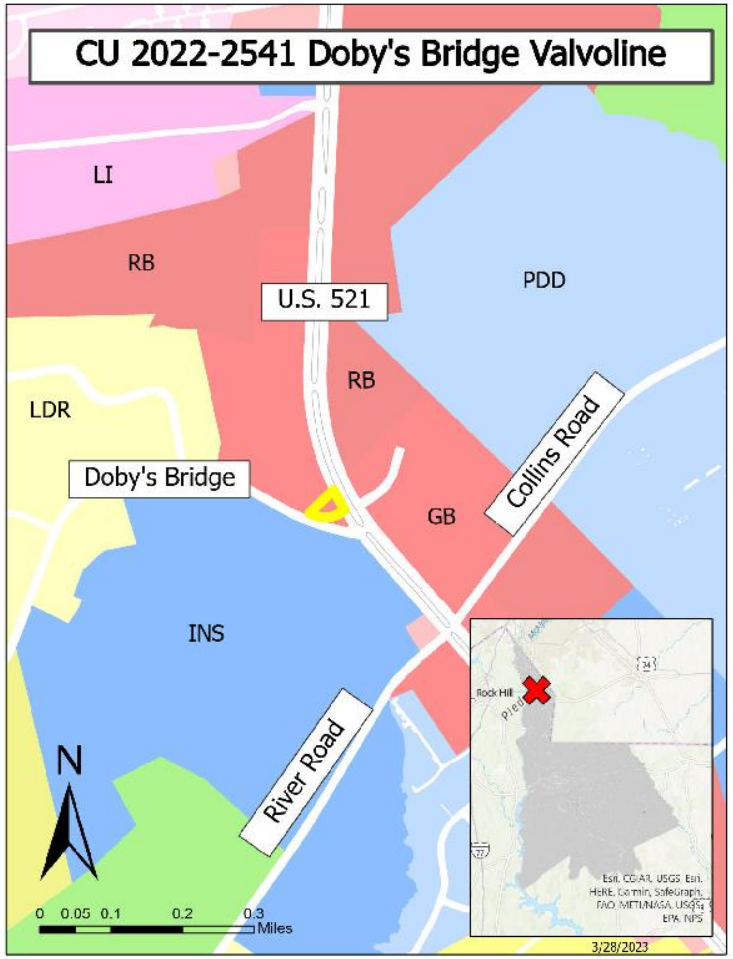
- Current: General Business (GB)
- Proposed: Conditional Use Permit Minor Maintenance/Repair

Intent

- Valvoline Oil Change Facility

Applicant/Owner

- YDG Doby's Bridge Land, LLC



Location Photos

An ariel view of the subject property

Facing the subject parcel off Charlotte Highway

Lancaster County
South Carolina

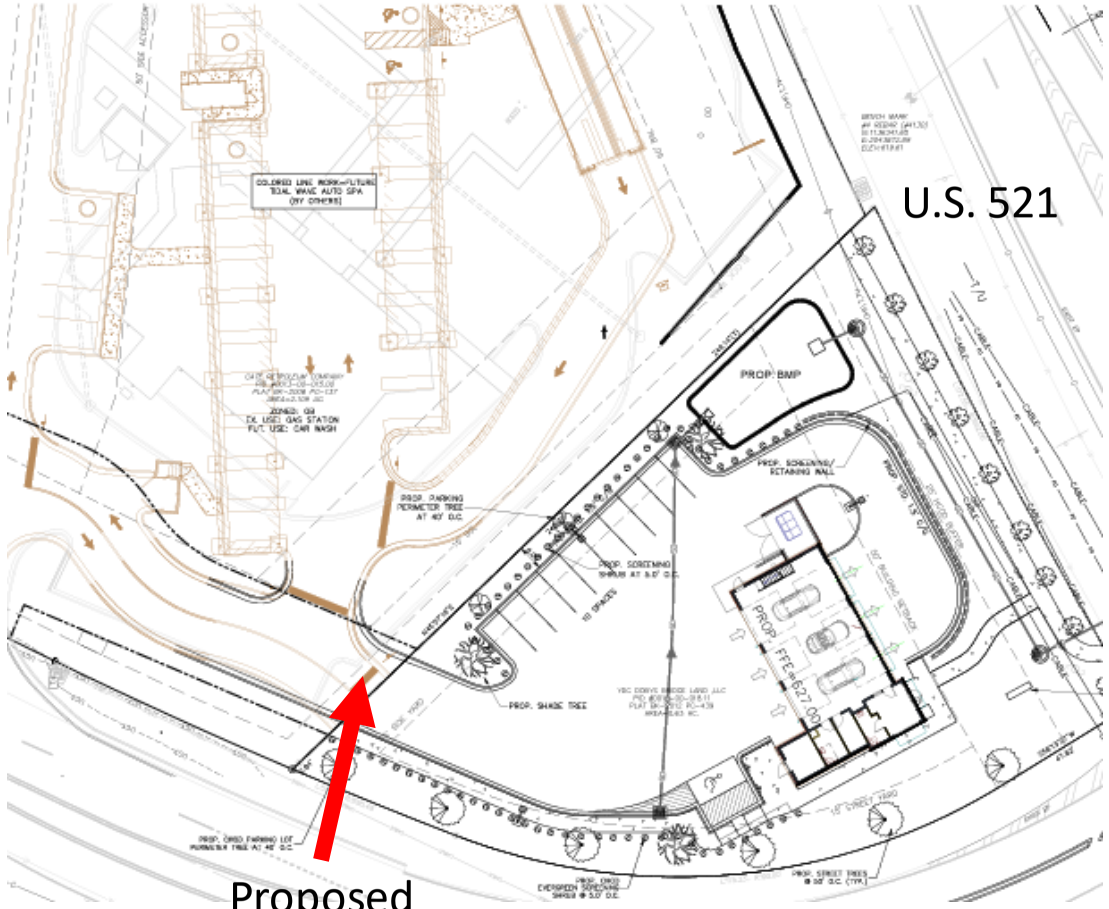
Location Photos

Facing West on Doby's Bridge Road

Proposed Access by Tidalwave Autospa

Conditional Use Plan

- Access being provided by the Tidalwave Autospa
- Easement and Deed being worked out between Valvoline and Tidalwave
- Access cannot be taken from Doby's Bridge Road since internal access is required by UDO
  - SCDOT



Overview and Compatibility

Lancaster County
South Carolina

Comprehensive Plan

- The proposed Valvoline would be consistent with the Comprehensive Plan

Compatibility with Surrounding Area

- The property is surrounded predominantly by GB and INS
- 650 feet from an existing oil change location on Highway 521 (Express Oil)
- Half a mile from another existing oil change facility, Jiffy Lube Shelly Mullis

Summary of Surrounding Zoning and Uses

Surrounding Property	Zoning District	Use
North	General Business (GB)	Gate Gas
South	Institutional (INS)	Lancaster County Schools
East	General Business (GB)	Cross Creek Shopping Center (Publix)
West	General Business (GB)	Doby's Bridge Professional Office complex

Overview

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Staff has examined the conditional use application to permit a minor maintenance and repair facility (Valvoline). The plan meets the County requirements for the CUP subject to the following condition:

Access easement is achieved with the neighboring Tidal Wave Auto Spa

5. Public Items

c.) RZ-2023-0215 **R.F. Duncan**

Application by Richard F. Duncan to rezone approximately 1.206 acres, located at 3867 Pageland Highway (Portion of TM 0059-00-058.00) from Rural Residential (RR) to Rural Business (RUB) district, in order to remedy non-conformity of existing business on site and allow minor subdivision of property.

Overview

Location

- 3867 Pageland Highway
- 1.206 acres of property out of a 20.573-acre tract

Zoning District

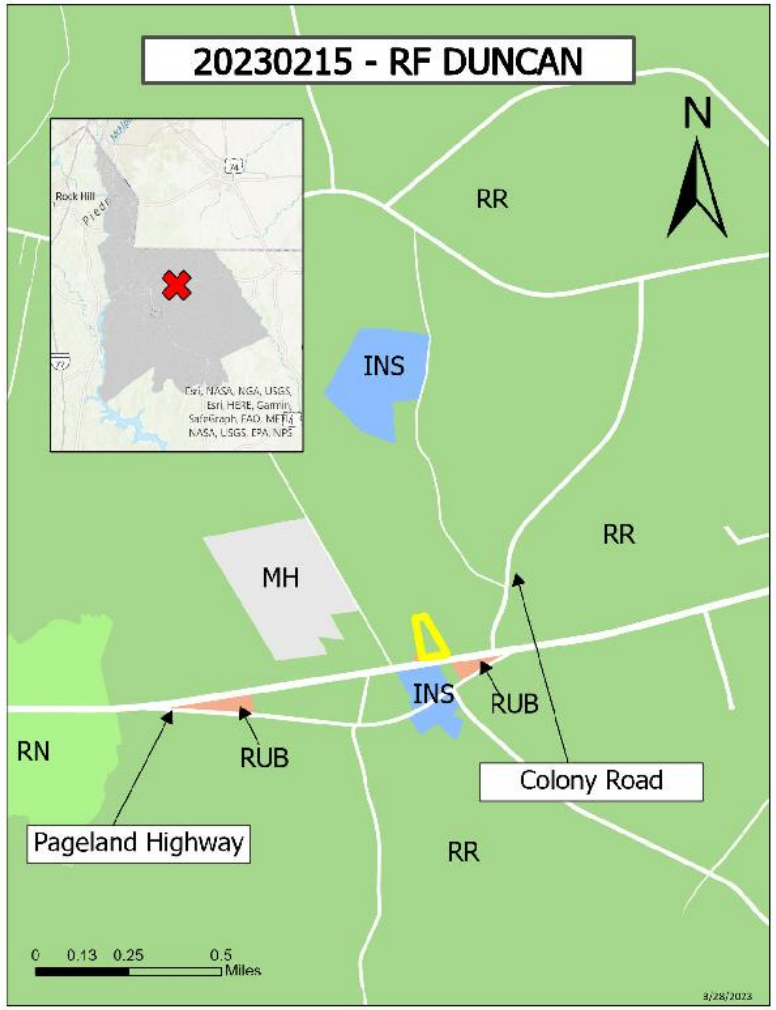
- Current: Rural Residential (RR)
- Proposed: Rural Business (RUB)

Intent

- Separate non-conforming automotive use from residence

Applicant/Owner

- Richard F. Duncan



Lancaster County
South Carolina

Location Photos

An ariel view of the subject property

Facing the subject parcel off Pageland Highway

Lancaster County
South Carolina

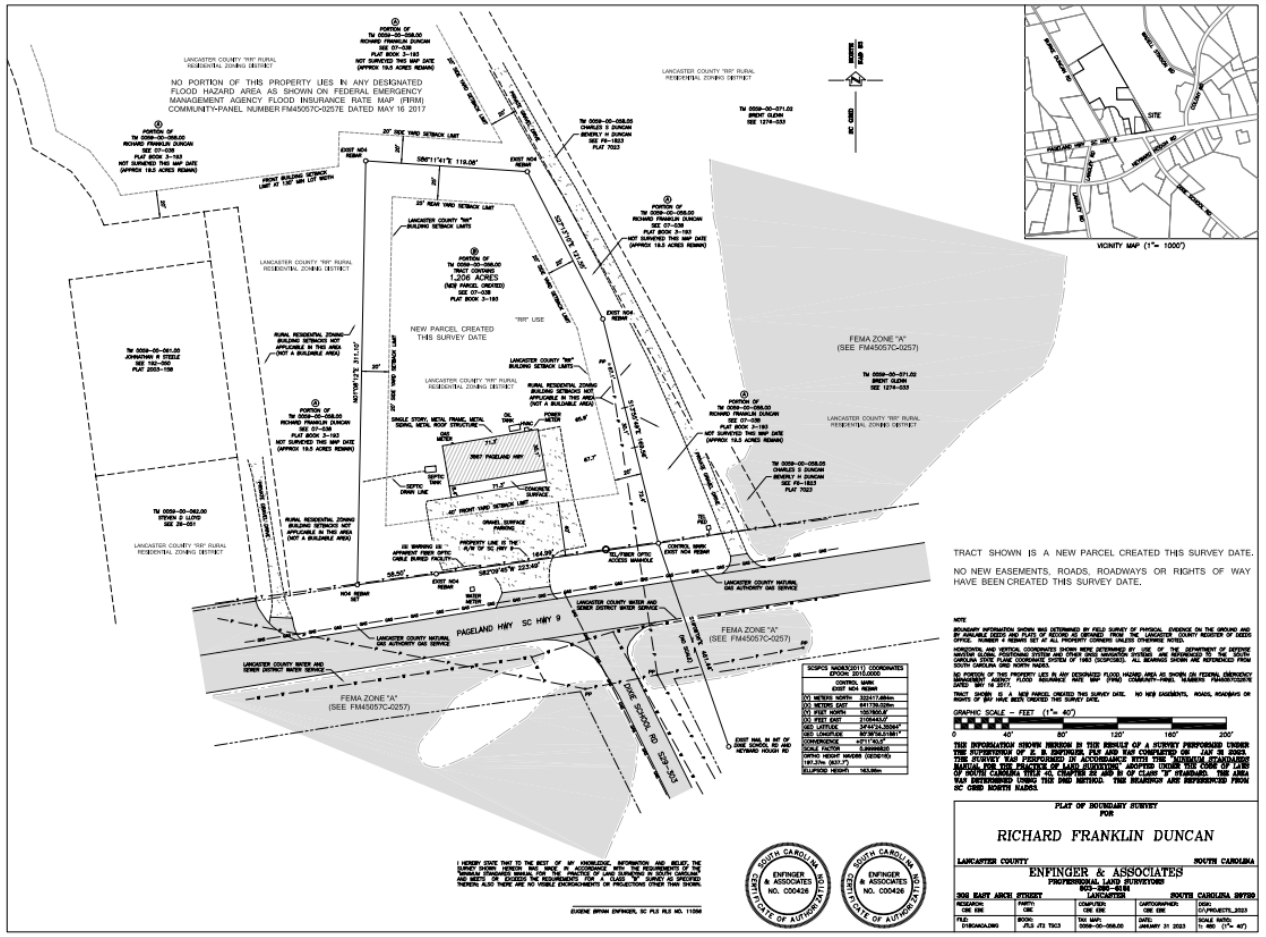
Location Photos

Facing East on Pageland Highway

Facing West on Pageland Highway

Proposed Survey

- Project originally arose during minor plat process
- Separate residence and business
- Property owner wanted to resolve nonconformity



Overview and Compatibility

Lancaster County
South Carolina

Comprehensive Plan

- The separation and continuation of the proposed use would be consistent with the Comprehensive Plan

Compatibility with Surrounding Area

- The property is surrounded predominantly by RUB and RR zoned properties
- Adjacent to Llyods gas station and convince store (zoned RUB)

Rural Living: Land Use Considerations		
Cultivated Farmland	Single-Family Detached Home	Convenience Store / Hardware Store / Restaurant
Woodlands / Timber Harvesting	Smaller-lot Single Family and Town Homes	Gas Station
Livestock / Arable	Mobile Home	Church
Natural Area	Barns / Storage	Light Industrial (ancillary to farming)

Recommendation

Staff recommends **approval** of RZ-2023-0215 RF Duncan an application by Richard Duncan to rezone a 1.206 acre portion of TM Number 0059-00-058.00 from Rural Residential to Rural Business

5. Public Items

d.) RZ-2023-0503 **John T. Stevens Foundation**

Application by John T. Stevens Foundation to rezone approximately 0.78 acres at and adjacent to 502 N. Matson Street, Kershaw SC (TM# 0156H-0K-005.00) from R15 Residential to B1 Central Business, to allow redevelopment of former library as office space for the Foundation.

Overview

Location

- 502 N Matson Street (Kershaw)
- 0.78 Acres

Zoning District

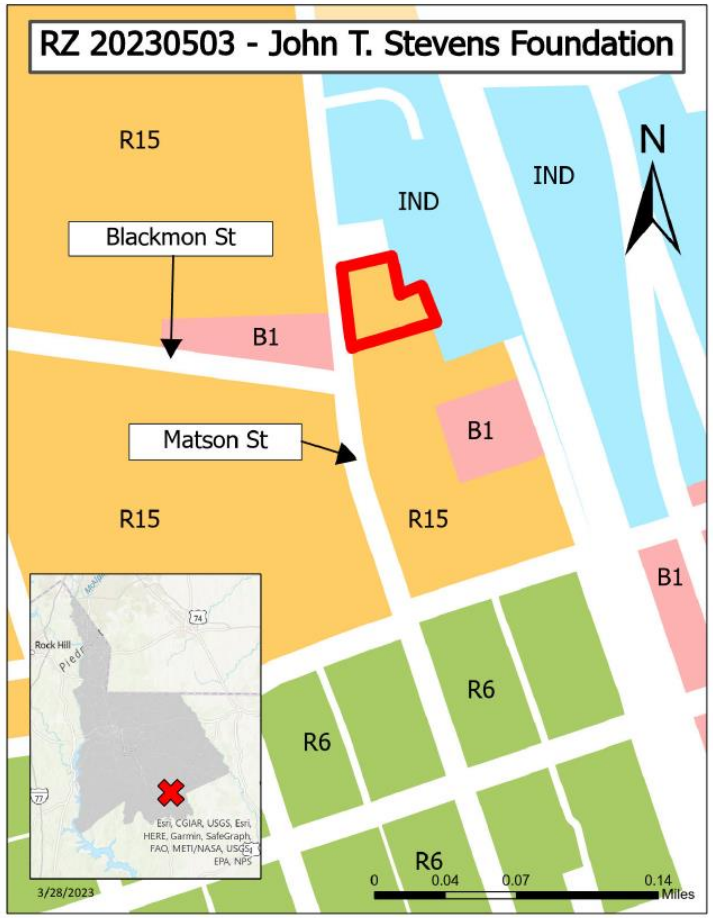
- Current: Residential District (R-15)
- Proposed: Central Business (B-1)

Intent

- Use the former library as office space for the John T. Stevens Foundation

Applicant/Owner

- John T. Stevens Foundation



Location Photos

An ariel view of the subject property

Facing the subject parcel off N. Matson Street

Location Photos

Facing South on N. Matson St

Facing North on N. Matson St

Overview and Compatibility

Lancaster County
South Carolina

Project Overview

- Town of Kershaw gifted the John T. Stevens Foundation the parcel and former library to be used as office space
- Bring use into conformity

Comprehensive Plan

- The proposed office use would be consistent with the Comprehensive Plan

Compatibility with Surrounding Area

- The property is surrounded predominantly by B-1, R-15, and IND zoned properties
- Adjacent to Bela Family Dental (B-1)

Walkable Neighborhood: Land Use Considerations		
Single-Family Detached Home	Restaurant	School
Single-Family Attached Home (Town Home / Duplex)	Professional Office	Community Park
Condominium / Apartment	Government Building	Pocket Park
Neighborhood Commercial	Church	Natural Area

Recommendation

Staff recommends **approval** of RZ-2023-0503 John T. Stevens Foundation an application by the John T. Stevens Foundation to rezone a 0.78 acre parcel from R-15 Residential District to B-1 Central Business District.

5. Public Items

e.) RN-2023-0530 **MSAG Road Name Approvals**

ROAD NAME APPROVALS: Pursuant to SC Code Title VI, Section 6-29-1200, the list of existing street names in Lancaster County will be presented for review and approval by the Planning Commission.

Lancaster County
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6. New Business

a. Overview of Next Month's Agenda
b. Other