



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
, DISTRICT 7
SECRETARY: GINA JACKSON

MINUTES
Lancaster County Planning Commission
May 21, 2024 6:00 p.m.
ATTACHMENTS ARE PUBLISHED
AT THE PLANNING COMMISSION
WEBPAGE

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

1. **ROLL CALL:** Quorum is present (6 Commissioners)

a. **Commissioners Present:**

T. Yokima

Cureton Charles

Keith Deese

James Barnett

Alan Patterson

Sheila Hinson

Judianna Tinklenberg

~~Staff Present:~~ Allison Hardin, Interim Director

Jennifer Bryan, Planning Technician

Matthew Blaszyk, Planner

Secretary: Gina Jackson

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.

b. **Prayer and Pledge of Allegiance**

Yokima Cureton

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. None signed in to speak.

4. APPROVE MINUTES

a. April 16, 2024 Regular Minutes

Chairman Deese called for a motion to approve April 16, 2024 Regular Minutes as written. Motion to Approve by Alan Patterson; 2nd by James Barnett.

Called vote: 6:0. Motion approved unanimously.

b. May 2, 2024 Special Meeting Minutes

Chairman Deese called for a motion to approve May 2, 2024 Special Meeting Minutes as written. Motion Continued to June 18, 2024 by Judianna Tinklenberg; 2nd by T.

Yokima Cureton, for the purpose of revision.

Called vote: 6:0. Motion to continue.

5. PUBLIC ITEMS

a. RZ-2024-0259: Curative

Application by Curative Professional LLC on behalf of owners James & Yen Ngo to rezone 3.63 acres located at Lodge Road (TM #0008-00-069.07) from Low Density Residential (LDR) to General Business (GB) district, to allow development of medical offices, daycare and general commercial uses, in conjunction with adjacent parcel 0008-00-0067.00 (9.38 acres already zoned GB).

Staff Presentation: Allison Hardin, Development Services Director presented the report consistent with the staff report (see agenda attachments).

Staff Recommendations: No recommendations.

Questions To Staff: Commissioner Tinklenberg asked whether we could use Pennies for Progress to aid in traffic in the Indian Land area?
Commissioner Cureton approved of new staffing reports.

Applicant(s): **Brian Roller**, from Charlotte North Carolina spoke on behalf of the applicant. Brian Roller states that only about half of the land will be developed and the other half will be designated for storm water purposes. They have commissioned a TIA, and have submitted for TRC review.

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

Chairman Deese closed Public hearing and called for a motion on item RZ-2024-0259. Motion to approve by Alan Patterson: 2nd by Judianna Tinklenberg.

Discussion:

- There was concern brought up by Alan Patterson regarding insufficient public notice regarding placement of the signs. Commissioner Patterson suggested that two signs should have been placed. Commissioner Tinklenberg also made comment regarding the visibility of the signs.
- Commissioner Patterson's concern was brought up regarding rezoning from a LDR to a GB in that area, no one is taking into account the traffic load a project like that would have. Commissioner Patterson cannot support. Judianna Tinklenberg agrees with Patterson in that statement.

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. RZ-2024-0511 Niven/Schmidt

RZ: Application by Archie Niven and Sandra Niven Schmidt to rezone 14.62 ac located at the southwest corner of the intersection of Charlotte Hwy and Steele Hill Rd (TM# 0021-00-016.00) from Rural Neighborhood (RN) to General Business (GB) district, to allow development of a gas station. Associated with CP-2024-0511 Comprehensive Plan/Future Land Use Amendment Application.

c. CP-2024-0511 Niven Schmidt: Application by Archie Niven and Sandra Niven Schmidt to amend the Comprehensive Plan (Future Land Use Map) for 14.62 ac located at the southwest corner of the intersection of Charlotte Hwy and Steele Hill Rd (TM# 0021-00-016.00) from Rural to Growth Area designation, to allow rezoning of the property to General Business (GB) district. This item is associated with rezoning application RZ-2024-0511.

Staff Presentation: Matthew Blaszyk Planner, presented the applications conjointly, consistent with the staff report. (See attached agenda)

Staff Recommendations: Denial as inconsistent small area and future land use.

Questions/Comments: There were no questions or comments to staff.

Applicant(s) Comments: Rudy Schmidt (speaking for Archie Niven): is in support of application due to 521 being perfect for businesses. That location has too much traffic and is too much traffic for homes . Rudy Schmidt stated that there needs to be more businesses built heading South along 521.

Discussion:

- Commissioner Cureton appreciated everyone being able to speak. Commissioner Patterson stated that we need the infrastructure first. Safety first. "Thinks it would be a disaster".

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

Two email comments were attached to the agenda. Twenty-five emails were received after the agenda was published (see attached list). Citizens who signed in to speak are listed below:

1. **David Blackwell** (Lancaster) (opposed)
2. **Brian Pitts** (Lancaster) (opposed)
3. **Jim Bailey** (Millstone Creek) (opposed)
4. **Billy Snipes** (Lancaster) (opposed)
5. **Sharon Snipes** (Lancaster) (opposed)
6. **Michael Wilfong** (Lancaster) (opposed)
7. **Roy Sansbury** (Lancaster) (opposed)
8. **Steve Loeffler** (Lancaster) (opposed)
9. **Jason Cavalier** (Lancaster) (opposed)
10. **Christopher Carrol** (Lancaster) (opposed)
11. **Edwina Strange** (Lancaster) (opposed)
12. **Fred Witherspoon** (Lancaster) (opposed)

Chairman Deese closed public hearing on item 5b CP-2024-0511.

Motion to deny by Commissioner Barnett 2nd by Commissioner Cureton.

Called to vote: 6:0. 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.

Chairman Deese closed public hearing on item 5c: CP-2024-0511.

Motion to deny by Commissioner Barnett 2nd by Commissioner Hinson.

Called to vote: 6:0 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.

Recess 7:25pm and back by 7:33pm

d. RZ-2024-0584 Sanchez

Application by Carlos Sanchez to rezone 2.56 acres located at the intersection of Reid Point and Country Acres Road (TM# 0006-00-072.04) from Urban Residential (UR) to Medium Density Residential (MDR), in order to develop for single-family residential use.

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

Staff Recommendations: no recommendations.

Questions Comments: Commissioner Patterson wants to know what the impact is it with density? Density would be reduced

Chairman Deese commented that it is bordered with two sides of (MDR).

Comment from applicant(s) There were no comments.

Discussion: none

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

Chairman Deese closed Public hearing and called for a motion on item RZ-2024-0584.
Motion to approve by Commissioner Patterson 2nd by Commissioner Barnett.

Called to vote: 6:0 Motion is Approved.

Chairman Deese stated the item will go to County Council for consideration, and applicant will be noticed.

e. RZ-2024-0627 Lomax

Application by Courtney Lomax to rezone 5.80 acres at and adjacent to 1743 Lynwood Drive (TM # 0087G-0C-004.00) from Medium Density Residential (MDR) to General Business (GB) district, in order to renovate the existing structure as a daycare facility.

Staff Presentation: Allison Hardin, Development Services Director presented the report Consistent with the staff report (see agenda attachments).

Staff Recommendations: Approval.

Questions/ Comments: Commissioner Patterson wondered if there were other zonings of Daycares in the area?

Comments from the applicant: Altaresa Howard (on behalf of Courtney Lomax) wants us to approve so that she can run a daycare, it would be great for the area.

Discussions: Commissioner Patterson was happy about someone wanting to help the community. Chairman Deese 2nd's.

Public Hearing: (See attachments: Sign-in Sheets): none

Chairman Deese closed Public hearing and called for a motion on item RZ-2024-0627
Motion to approve by Commissioner Cureton; 2nd by Commissioner Patterson.

Called to vote: 6:0 Motion is Approved.

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

- f. TA-2024-0162:** (Continued) Application at the request of Council, to amend the Unified Development Ordinance at Sec. 2.5 Uses Permitted and Sec. 5.9 Industry/Wholesale/Storage Uses, to establish the newly adopted use "Non-Metallic Mineral Manufacture" as a Conditional Use.

Staff Presentation: Allison Hardin, Development Services Director presented the report consistent with the staff report (see agenda attachments).

Staff Recommendations: none

Questions/Comments:

- Chairman Deese recommended to drop statement to say any river not just Catawba River . Commissioner Tinklenberg wants to know how often we are checking on this and who will be checking into it.
- Chairman Deese asked : what are we going to do about noise, air when paving roads in Lancaster County? Questions to Jeff Cato.
- Commissioner Barnett says we need to vote on it. Commissioner Cureton wants to stop the work hours a little sooner.
- Commissioner Tinklenberg wants to know if there is a noise ordinance?
- Commissioner Patterson wants to know more about air to 1,000. Also do we have someone to test the water? Is there a standard glare number? Or noise acceptable amount?

Discussion:

- Commissioner Tinklenberg wants to make an amendment from 6 am to 11pm to 6 am to 10 pm.
- Commissioner Patterson suggested AR remove 500 to 1,000.
- Chairman Deese says we need to remove any notation of Catawba River to any rivers bordering.

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

Chairman Deese closed Public hearing and called for a motion on item RZ-2024-02359 Motion to approve with three stated changes by Commissioner Patterson 2nd by Commissioner Barnett.

Called to vote: 6:0 Motion is Approved.

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

g. TA-2024-0789 (Ord. 2024-1896): Application at the request of Lancaster County Council to amend the Unified Development Ordinance at table 2.5, removing the item “Amusements- Indoor” from the Use Table.

Staff Recommendations: Recommends approval.

Questions/Comments: no questions.

Discussion: no discussion

Chairman Deese closed Public hearing and called for a motion on item RZ-2024-0259.
Motion to approve by Commissioner Cureton 2nd by Commissioner Patterson.

Called to vote: 6:0 Motion is Approved.

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

6. NEW BUSINESS:

a. Overview of Next Month's Agenda:

4 rezonings; 1 Conditional Use, 2 New Road Name (private drives), 1 Road Name Change (SC DHEC)

b. Other No Board member candidate for Board Member of the Year. Deadline has passed.

ADJOURN:

Motion to adjourn by Commissioner Patterson 2nd by Commissioner Hinson. Motion approved by unanimous consent. Meeting adjourned at **8:26 p.m.**