



**MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION**

CHARLES DEESE, DISTRICT 3, CHAIRMAN  
JAMES BARNETT, DISTRICT 5, VICE-CHAIRMAN  
YOKIMA CURETON, DISTRICT 2  
JUDIANNA TINKLENBERG, DISTRICT 4  
SHEILA HINSON, DISTRICT 6  
ALAN PATTERSON, DISTRICT 1  
, DISTRICT 7  
CLERK: JENNIFER BRYAN

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

**June 6, 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                      Sheila Hinson                      Judianna Tinklenberg  
Yokima Cureton                      Alan Patterson \* attended via telephone

Absent: James Barnett

**Others Present:**

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

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-2024-0910 McClure Collision Center**

Application by Mason McClure and Hecks LLC and John Hecimovich for a Conditional Use permit for Vehicle Services: Major Repair/Bodywork (body shop/collision center) on 1.73 acres at and adjacent to 9868 Harrisburg Road (TM# 0005-00-100.05 and 0005-00-100.06).

Staff: Matthew Blaszyk, Planner

Discussion topics:

No residential adjacent but residential nearby; there is a school nearby; no outdoor storage in GB regulation by SCDHEC, LLR & OSHA.

**b. RZ-2021-2791 The Arches**

Application by Doug Baumgartner for YDG Doby's Bridge Land LLC to rezone two parcels totaling 2.349 acres (TM 0013-00-018.09 & 0013-00-018.10) located on World Reach Drive, from General Business (GB) to Regional Business (RB) district, to allow appropriate commercial development uses.

Staff Presentation: Matthew Blaszyk, Planner

Discussion Topics:

- Handout narrative & email.
- Add use table to Agenda attachments
- National business allows multi family concern over multi family on busy road. Clarify if green parcel is requesting rezoning 13-00-18.0 or 12?

**c. RZ-2024-0623 Connors**

Application by Ben Stevens for BRD Land and Investments, and owners Richard Connors et al family members to rezone 26.94 acres located at 2941 Hwy 521 Bypass (TM #0081-00-045.01) from Neighborhood Business (NB) to Medium Density Residential (MDR) district in order to develop a single-family residential neighborhood.

Staff Presentation: Matthew Blaszyk, Planner

Discussion topics:

- Applicant has scheduled a neighborhood meeting.
- SCDOT will almost certainly request turn lanes.
- Will DA be required?

**d. RZ-2024-0826 Hinson**

Application by Jeffrey C. Hinson to rezone 1.041 acres located at 6989 Pageland Hwy (TM #0056-00-012.00) from Rural Business (RUB) to Rural Residential (RR) district in order to allow conforming expansion of residential use (home occupation use).

Staff Presentation: April Williams, Planning Director

Discussion topics:

- Formerly a store on the property.
- Owner wants to obtain home occupation permit.

**e. RZ-2024-0878 Lennar/Williamson Farm**

Application by Mark Henninger for Lennar Carolinas LLC and Williamson Farm Lane LLC to rezone 291.48 acres at and adjacent to 1080 Williamson Farm Lane (TM #0049-00-004.02) from Low Density Residential (LDR) to Medium Density Residential (MDR) in order to develop a single-family residential subdivision.

Staff Presentation: Allison Hardin, Development Services Director

Discussion:

- Sewer line crossing the property, from Shiloh Woods to Roselyn.
- Rezoning change doubles the density.
- 2<sup>nd</sup> access will be a problem.

**f. RZ-2024-1011 Lancaster County/2001 Charlotte Hwy**

Application by Lancaster County to rezone 6.8 acres at 2001 Charlotte Highway (p/o TM# 0062-00-005.01) from General Business (GB) to Institutional (INS) district, in order to convert the existing structures to use as county offices.

Staff Presentation: Allison Hardin, Development Services Director

Discussion:

- Fleet maintenance and ballot count/ voter registration.
- Remainder is largely flood plain.

**g. SD-2023-1869 Barberville Commercial**

Application by Moody Group/Jan Ringeling on behalf of Barberville Developers LLC and Martin Senior and Associates for a Preliminary Plat for two parcels totaling 12.09 acres located at the northwest corner of Barberville Road and Fort Mill Highway (TM #s 0006-00-057.00 and 0006-00-058.00), in order to create a multi-parcel commercial development with central shared access.

Staff: Matthew Blaszyk, Planner

Discussion Topics:

- Two owners working together- Barberville lot needs stormwater drainage.
- Ft Mill Hwy needs access from Barberville.
- SCDOT will determine left turn onto Barberville.
- TIA connection to Overlook at Barber Rock.

**h. RNC-2024-0966 Environmental Drive**

Application by Myra Reece for SCDHEC to rename DHEC Road, a state-maintained driveway off Grace Avenue 0.16 miles south of the intersection with Chester Hwy/Route 9. Per UDO Sec 6.11.5. The requested name is Environmental Drive.

Staff: Jennifer Bryan, Planning Technician

Discussion Topics:

DHEC offices are relocating; state wants to avoid confusion with other agencies using the driveway.

**i. NRN-2024-0830 Coyote Trail**

Application by Michael Hayes to name a privately maintained driveway per UDO Sec. 6.11.4.G, located off University Drive across from the intersection of W. Shiloh Unity Road. The proposed name is Coyote Trail.

Staff: Jennifer Bryan

Discussion Topics:

Name not required, requested by property owner.

**j. NRN-2024-0924 June Group Submittal**

New Road Name submittals from E911 addressing via civil submittals and preliminary plats

Staff: Jennifer Bryan, Planning Technician

Discussion Topics: Riverchase Section 2 Preliminary Plat names.

**3. Other:**

UDO Chapter 9 Administration & Chapter on signs will be delivered for review at next meeting.

**4. Adjourn**

Meeting was adjourned at 6:12 PM

## **ATTACHMENT 1:**

**Item 1b: RZ-2021-2791 The Arches:  
Project Narrative and email**

## **THE ARCHES PHASE 1 REZONING NARRATIVE**

The overall project site is located on a 11.81 acre site located at the NE quadrant of the intersection of Charlotte Highway (US-521) and Worldreach Drive. The project had a final plat recorded on 02/12/2024 in Plat Book 2024 Page 58 that created 8 new parcels. Tax parcels 0013-00-018.00 and 0013-00-018.09 were included in this final plat and are zoned GB while all the other parcels are zoned RB. The reason for this rezoning is to rezone these two outparcels to RB so that out parcels C(1) and D can be developed in harmony with the other RB zoned out parcels and/or can be recombined with adjacent out parcels.

## Jennifer Bryan

---

**From:** Brent Cowan <bcowan@isaacsgrp.com>  
**Sent:** Thursday, June 6, 2024 10:50 AM  
**To:** Jennifer Bryan  
**Cc:** doug.baumgartner@yorkdevelopmentgroup.com  
**Subject:** RE: Lancaster County Project 20212791: The Arches-Phase 1 Project (8474 Charlotte Hwy) Re-Zoning Plans  
**Attachments:** The Arches Phs 1 Rezoning Narrative.pdf; 21186 The Arches Ph 1 Plat Bk 2024 Pg 58.pdf

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—IT Helpdesk, [lancastersc.supportsystem.com](mailto:lancastersc.supportsystem.com)

Good morning Jennifer,

Attached is the Narrative that was submitted with the application package. To add some additional information or background to this, I've attached the final plat with some color and annotations.

Out parcel C(1) (green parcel) is a remnant of parcel 013-00-018.09 after World Reach Drive r/w was dedicated on Plat Bk 2024-Pg 58. It has been the plan all along to combine this parcel C(1) into out parcel C for a larger parcel of  $2.323 + 0.341 = 2.664$  acres, but this could not occur because the parcels were different zoning classifications. Likewise the developer wanted the ability to combine the blue parcel 0013-00-018.10 into out Parcel D, if the need arose to do so. A note indicating the intention of doing this recombination was included on the approved Preliminary Plat (see note 10 under General Notes on page C1.0). Even if these parcels were not combined, the intent or desire is that all these parcels would be of the same zoning classification so as to have a consistent and homogeneous grouping of uses.

Please let me know if you have any additional questions.

Thanks,

Anthony Brent Cowan, P.E., **LEED® AP**

The Isaacs Group, P.C.

8720 Red Oak Blvd., Ste. 420

Charlotte, NC 28217

P: 704-227-9402 F: 704-227-9403

Web: [www.isaacsgrp.com](http://www.isaacsgrp.com)

**From:** Jennifer Bryan <jbryan@lancastercountysc.gov>

**Sent:** Tuesday, June 4, 2024 9:47 AM

**To:** Brent Cowan <bcowan@isaacsgrp.com>

**Subject:** RE: Lancaster County Project 20212791: The Arches-Phase 1 Project (8474 Charlotte Hwy) Re-Zoning Plans

As far as I know we are. I have not heard anything to the contrary. It would be helpful to have a short narrative explanation as to why the change is needed (i.e. which uses allowed under the new zoning are preferable and why)





Jennifer Bryan, Planning Technician  
Planning

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

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[jbryan@lancastercountysc.gov](mailto:jbryan@lancastercountysc.gov)

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**From:** Brent Cowan <[bcowan@isaacsgrp.com](mailto:bcowan@isaacsgrp.com)>

**Sent:** Tuesday, June 4, 2024 9:42 AM

**To:** Jennifer Bryan <[jbryan@lancastercountysc.gov](mailto:jbryan@lancastercountysc.gov)>; Matthew Blaszyk <[mblaszyk@lancastercountysc.gov](mailto:mblaszyk@lancastercountysc.gov)>

**Cc:** [doug.baumgartner@yorkdevelopmentgroup.com](mailto:doug.baumgartner@yorkdevelopmentgroup.com); Brian Rollar <[brollar@proj-x-inc.com](mailto:brollar@proj-x-inc.com)>

**Subject:** RE: Lancaster County Project 20212791: The Arches-Phase 1 Project (8474 Charlotte Hwy) Re-Zoning Plans

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—IT Helpdesk, [lancastercsc.supportsystem.com](http://lancastercsc.supportsystem.com)

Thanks. Is staff in support of the request to rezone?

Thanks,

Anthony Brent Cowan, P.E., **LEED® AP**

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**From:** Jennifer Bryan <[jbryan@lancastercountysc.gov](mailto:jbryan@lancastercountysc.gov)>

**Sent:** Tuesday, June 4, 2024 9:41 AM

**To:** Brent Cowan <[bcowan@isaacsgrp.com](mailto:bcowan@isaacsgrp.com)>; Matthew Blaszyk <[mblaszyk@lancastercountysc.gov](mailto:mblaszyk@lancastercountysc.gov)>

**Cc:** [doug.baumgartner@yorkdevelopmentgroup.com](mailto:doug.baumgartner@yorkdevelopmentgroup.com); Brian Rollar <[brollar@proj-x-inc.com](mailto:brollar@proj-x-inc.com)>

**Subject:** RE: Lancaster County Project 20212791: The Arches-Phase 1 Project (8474 Charlotte Hwy) Re-Zoning Plans

We have received a few questions but no opposition from residents. Commissioners will see the application and plan on Thursday 6/6 at their workshop, I don't have any feedback from them yet. I have not seen or heard any red flags from staff. I have let everyone know that applicants are waiting on review comments.

Jennifer Bryan, Planning Technician  
Planning

Lancaster County Government



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**From:** Brent Cowan <[bcowan@isaacsgrp.com](mailto:bcowan@isaacsgrp.com)>

**Sent:** Tuesday, June 4, 2024 8:20 AM

**To:** Jennifer Bryan <[jbryan@lancastercountysc.gov](mailto:jbryan@lancastercountysc.gov)>

**Cc:** [doug.baumgartner@yorkdevelopmentgroup.com](mailto:doug.baumgartner@yorkdevelopmentgroup.com); Brian Rollar <[brollar@proj-x-inc.com](mailto:brollar@proj-x-inc.com)>

**Subject:** RE: Lancaster County Project 20212791: The Arches-Phase 1 Project (8474 Charlotte Hwy) Re-Zoning Plans

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—IT Helpdesk, [lancastersc.supportsystem.com](http://lancastersc.supportsystem.com)

Good morning Jennifer. Can you please let us know if staff is in support of this rezoning request, and if you've had any questions from residents or commissioners about this? I assume that it is recommended that ownership be represented at the hearing to answer any questions that may come up?

Thanks,

Anthony Brent Cowan, P.E., **LEED® AP**

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**From:** [jbryan@lancastersc.net](mailto:jbryan@lancastersc.net) <[jbryan@lancastersc.net](mailto:jbryan@lancastersc.net)>

**Sent:** Monday, June 3, 2024 11:24 AM

**To:** Brent Cowan <[bcowan@isaacsgrp.com](mailto:bcowan@isaacsgrp.com)>

**Subject:** Lancaster County Project 20212791: The Arches-Phase 1 Project (8474 Charlotte Hwy) Re-Zoning Plans

Project Number: 20212791

Project Name: The Arches-Phase 1

Project Location: 8474 Charlotte Hwy

Attached is a copy of the affidavit and Mailed Notice of Hearing for the Planning Commission and County Council hearing dates.

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

**Attachment 2:**

**Item 1e: RZ-2024-0878**

**Lennar/Williamson Farm**

**Reprint of Application Page 1**



**Planning Department**

P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721  
Phone: 803.285.6005, [planning@lanastercountysc.net](mailto:planning@lanastercountysc.net)  
[www.mylanastersc.org](http://www.mylanastersc.org)

**ZONING MAP AMENDMENT APPLICATION**

**SUBMITTAL REQUIREMENTS**

- Completed Application
- Signatures of Applicant and Property Owner
- Deed and survey plat or boundary survey
- Fees associated with review

**GENERAL INFORMATION**

Property Address 1080 Williamson Farm Lane  
City Lancaster State SC Zip 29720 Tax Parcel ID 0049-00-004.02  
Current Zoning LDR Current Use Residential  
Proposed Zoning MDR Total Acres 291.48  
Project Description A new single family detached subdivision.

\_\_\_\_\_  
\_\_\_\_\_

Surrounding Property Description Residential - MRD and LDR

\_\_\_\_\_  
\_\_\_\_\_

**CONTACT INFORMATION**

Applicant Name Lennar Carolinas LLC (Mark Henninger, Division President)

Address 6701 Carmel Road, Suite 425

City Charlotte State NC Zip 28226 Phone \_\_\_\_\_

Fax \_\_\_\_\_ Email david.mcauley@lennar.com

Property Owner Name Williamson Farm Lane LLC

Address 214 Glandon Drive

City Chapel Hill State NC Zip 27514 Phone \_\_\_\_\_

Fax \_\_\_\_\_ Email sampaultennis@yahoo.com