



MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION

CHARLES DEESE, DISTRICT 3, CHAIRMAN

MICHELLE RICHARDS, DISTRICT 5

YOKIMA CURETON, DISTRICT 2

JUDIANNA TINKLENBERG, DISTRICT 4

SHEILA HINSON, DISTRICT 6

JASON CAVALIER, DISTRICT 1

ALAN PATTERSON, DISTRICT 7

SECRETARY: AIMEE SHOLAR

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

**August 1, 2024 5:00 P.M.
MINUTES**

Chairman Deese called the meeting to order at 5:00 p.m.
Pledge of Allegiance and Prayer by Sheila Hinson

1. Roll Call:

Members Present:

Jason Cavalier

Charles Deese

Sheila Hinson

Yokima Cureton

Shelly Richards

Judianna Tinklenberg

Absent: Alan Patterson

Others Present:

April Williams, Planning Director

Matthew Blaszyk, Planner

Jennifer Bryan, Planning Technician

Admin. Assistant: Aimee Sholar

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. SD-2023-1869 Barberville Commercial

Application by Moody Group/Jan Ringeling on behalf of Barberville Developers LC and Martin Senior and Associates for a Preliminary Plat for two parcels totaling 2.0 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 Presentation: April Williams, Planning Director. Revision has not been submitted

Discussion:

SCDOT has rescinded their restriction on access from Fort Mill Hwy (Rt 160). Applicant is revising their plan.

b. RZ-2024-1388 Mobley-Munkens/ Hwy 9 Bypass

Application by Robert Mobley, Phyllis & Kenneth Munkens, and Nancy Clontz to rezone two parcels totaling 36.14 acres located on the northeast side of Highway 9 Bypass near the intersection of Kershaw-Camden Highway (TM#s 0081-00-046.00 & 0081-00-047.00) from Light Industrial (LI) to Low Density Residential (LDR) District, in order to market for residential development.

Staff Presentation: April Williams, Planning Director

Discussion:

- Consistent with FLU map. Surrounded by Mixed zoning. Applicant has been unable to sell as Light Industrial property.
- Discussion over whether this was the property with the Todd's easement. That property is the Connors rezoning across the street, not this project.

c. TA-2024-1451 Monnig: Small Animals

Application by Jeffrey Monnig for a Text Amendment modifying UDO Sec. 5.1.1 Permitted with Review, 5.10.4 Backyard Pens & Coops and 2.5.3 Use Table regarding the keeping of small animals on residential lots.

Staff Presentation: April Williams for Allison Hardin

Discussion:

- Amendment will only affect LDR and MDR zoning.
- A chicken density per acre/per sq. foot chart will be provided, as well as research from other jurisdictions.
- Code currently allows 1 animal per 8,000sq. ft or 6 per acre
- New text would allow 30 per acre
- May need to compromise somewhere between those two numbers
- Selling eggs or breeding for sale would qualify as a home occupation, not permitted in LDR/MDR
- Health hazards for humans, and health/safety restrictions for animals would have to be considered

d. RNC-2024-1553 Hurricane Lane

Application by Scott Parkman to change the name of a private road off West Doc Garris Road at TM0101-00-044.01 from Baud Lane to Hurricane Lane, pursuant to UDO Sec 6.11.5.

Staff Presentation: Jennifer Bryan

Discussion:

- Change not triggered by code requirement, it is at the landowner's request.

e. TA-2024-1509 Kershaw: Illuminated Signs

TA-2024-1505 Application by Town of Kershaw for a Text Amendment to Kershaw UDO Section 10.12 (4) Illuminated Signs.

Staff Presentation: April Williams, Planning Director

Discussion:

- The application is a matter of administrative approval. Town Council has already discussed and pre-approved.

f. Kershaw Annexations

Group of Kershaw Annexations to remediate approval process (15 total)

TM 0156A-0E-001.03	(1.8 ac)	Archer Daniels Midland Company	East 1st St and N Hampton St
TM 0156H-0L-025.0	(0.13 ac)	Archer Daniels Midland Company	East 1st St and N Hampton St
TM 0156H-0L-024.00	(0.47 ac)	Archer Daniels Midland Company	The 100 block of East 1st St
TM 0156H-0L-028.01	(4.9 ac)	Archer Daniels Midland Company	Inters. of N. Hampton & Baptist Ln
TM 0155M-0A-001.00	(1.0 ac.)	Henry T. & Brend W. McManus	512 Kershaw Country Club Rd
TM 0155M-0A-015.00	(2.0 ac.)	Jayson and Tiffany Craddock	534 Kershaw Country Club Rd
TM 0155M-0A-016.00	(1.29 ac.)	Lara & Sorcia M. Campos	550 Kershaw Country Club Rd
TM 0155M-0A-018.00	(5.99 ac.)	Sheryl R. Faulkenberry	582 Kershaw Country Club Rd.
TM 0155-00-067.02	(1.86 ac.)	Ronald W. & Vicki L. Damrell	6724 Wylie Circle Drive
TM 0155M-0A-002.00	(0.43 ac)	Janet P. & Danny Joe Bowers	6719 Wylie Circle Drive
TM 0156G-0A-015.00	(0.42 ac.)	Daniel M. & Deborah D. Griffin	499 Blackwell Dr
TM 0156G-0A-014.00	(0.42 ac.)	Dana Griffin Dupre & David Dupre	489 Blackwell Dr
TM 0156G-0A-009.00	(0.79 ac.)	Joshua & Maegan H. Twitty	441 Blackwell Dr
TM 0156O-0O-001.00	(0.35 ac.)	Roland Stuart Hamilton	101 West Street
TM 0156O-0N-001.00	(1.45 ac.)	Barbara J. Phillips	207 West Street

Discussion:

- The application is a matter of administrative approval. Town Council has already discussed and pre-approved. Applications must each have a public hearing.

3. **Other:**

- a. Distribute UDO Chapters 7 and 9

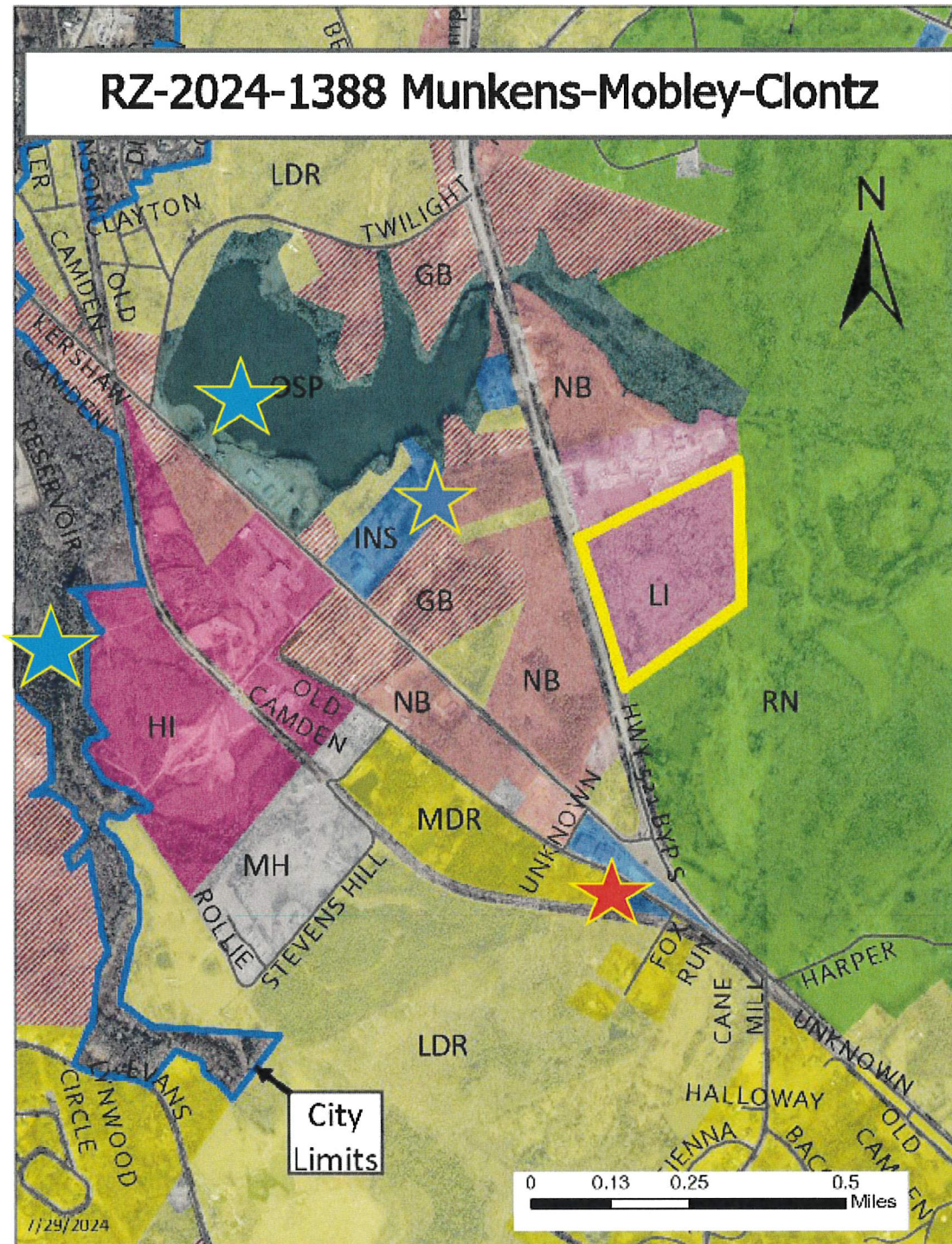
Chapters will be discussed after Commissioners have had a chance to review.

- b. Continuing Education: Commissioners requested update on options for Continuing Education hours.


4. **Adjourn**




Meeting was adjourned at **5:30 PM**

RZ-2024-1388 Munkens-Mobley-Clontz

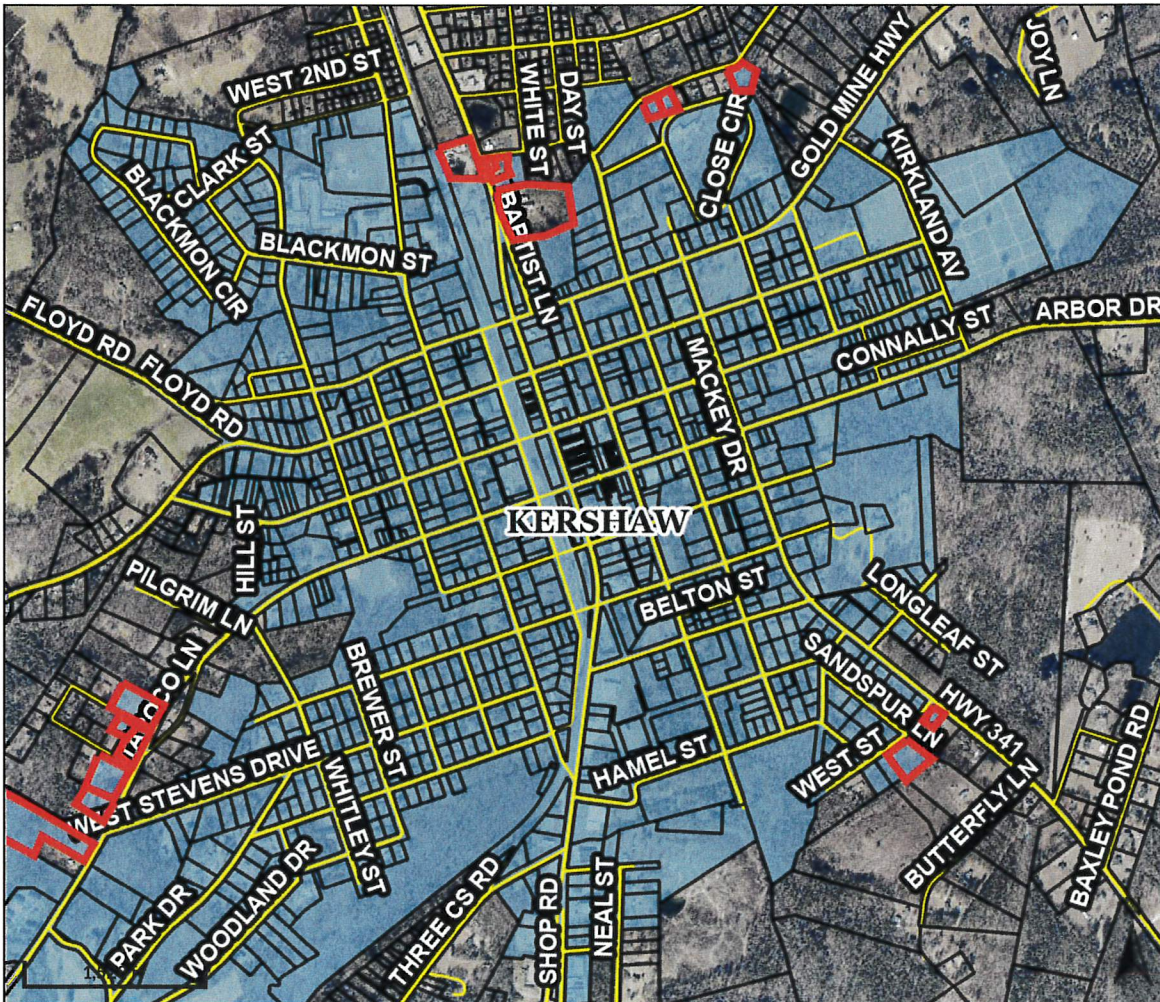


Lancaster
County
South Carolina

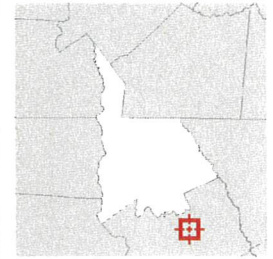
 Subject Property

- Proposal:**
Rezoning LI to LDR
-  J & S Inc.
 -  Carolina Christian Academy
 -  Lancaster Reservoir

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Overview



Legend

- Parcels
- Roads
- Municipalities
 - Heath Springs
 - Kershaw
 - Lancaster
 - Van Wyck

Parcel ID	0155-00-067.02	Owner	DAMRELL RONALD		Last 2 Sales			
Class Code	Non Qualified Residential		W	Date	Price	Reason	Qual	
Taxing	Kershaw		DAMRELL VICKI L	4/3/2023	\$269900	TRUE SALE	Q	
District	KERSHAW		6724 WYLIE CIRCLE	12/29/2010	\$5	INTER-COMPANY	Q	
Land Size	1.86	ACRES	DR			TRANSFER		
		Physical Address	KERSHAW, SC 29067					
		Assessed Value	6724 WYLIE CIRCLE					
			DR					

(Note: Not to be used on legal documents)

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