

Chairman's Report

No report.

Director's Report

Happy New Year and welcome everyone to the Lancaster County Planning Commission meeting. For the month of January we have two Development Review Committee Cases. The two cases were heard on January 12, 2016 (Promenade @ Carolina Place and Johnson Custom Cabinets). The Promenade at Carolina Place is part of the Planned Development District – 20 Wallace Tract and this project is located at the corner of Jim Wilson Road and Highway 521. The Johnson Custom Cabinets is being proposed on Old Hickory Road. In the month of January we will continue working on the drafts of the chapters for the Unified Development Ordinance rewrite. We are still collecting comments from our survey monkey for the proposed zoning districts. I encourage all the Planning Commissioner's to communicate with citizens about the availability to comment online for the proposed zoning districts. We are still working on reviewing the comments submitted by citizens. We plan to have a revised zoning map online in February to give the citizens an opportunity for additional feedback. Staff will be working on two Saturdays to make sure we finish up on all the revisions so we can bring it back to the Planning Commission. Later in the meeting we will talk more about the UDO.

RNC-016-001 – Road Name Change Application – Blackmon Street/Kershaw

Andy Rowe – Presented the report.

Terry Clyburn – My resident address is 842 Baxley Pond Road, Kershaw SC. My wife and I own the property at 120 Blackmon Street in Kershaw where our daughter and our three grandchildren live. I am also speaking on behalf of my 97 year old mother, Grace Clyburn who resides at 136 Blackmon Street and who has lived there for almost 52 years. As I address the need to change the name of Blackmon Street in Kershaw, I find myself thinking of a character in literature name Don Quixote. Don Quixote would battle the dragons of his mind but he courageously fought windmill after windmill. In reality he didn't accomplish very much but he took his stand and he fought with honor and respect. I'm taking my stand honorably and respectfully tonight. I fully understand the authority of the Lancaster County Public Safety Communications to initiate a road name change for Blackmon Street in Kershaw. The South Carolina Code of Law's under Title 23 – Law Enforcement and Public Safety, Chapter 47 – Public Safety Communications; subsection 60 addressing states in paragraph C-2 (That existing duplicate street names must be changed as necessary by local governments to ensure the efficiency of the emergency response system. The initial letter from the Lancaster County Public Safety Communications office deems the safety of its citizens as the necessary reason for the clean up of duplicate road names. I fully understand and applaud their concern for our safety. The initial letter further states that the accuracy of address points, street names, and ranges is vital to the new computer aided dispatch system. With the new improved system our safety of citizen's will certainly increase, however, are we being told that this improved technology cannot distinguish among Blackmon Street road in Lancaster, Blackmon Street in Kershaw, and Blackmon Circle in Kershaw. Without the duplication

of names actually being stated in the letter that we received, I can only guess that the most obvious concern is not only the name but also the proximity of Blackmon Street and Blackmon Circle in Kershaw. I accept the need to change the name of Blackmon Street in the interest of citizen's safety, though I would again ask, is this change absolutely necessary since considerable time and some expense will be required by all the streets current residents. As you consider this road name change, please do not inflict on the residents of this street the name Dragonfly Way. I have no personal vendettas against Dragonflies. I suppose the name Dragonfly comes from some predetermined list of accepted names and its place happened to coincide with the proposed name change of Blackmon Street in Kershaw. The proposed name Dragonfly Way does not relate to any other street name in the Town of Kershaw. It will stand out like a sore thumb. If you look at the street names in Kershaw you will find street names that connect with the town. Hilton Street, McDowell Street, Stevens Drive, Blackwell Drive, or you will find streets that connect with the State of South Carolina – Sumter Street, Marion Street, Hampton Street. Please allow the residents of Blackmon Street to have their street name change if necessary, to a name that connects to the Town of Kershaw and is also more consistent with the other street names within the Town of Kershaw. Don't let it be a sore thumb that has neither connection nor consistency.

Kyle Graves – 119 Blackmon Street, Kershaw SC. That street does have family meaning to me. My great great grandfather's home was at the end of that street. That is the reason it is named Blackmon Street. It means a lot to people who live on that street as well as other people in town. I appreciate Terry doing the research on this matter and I don't think that it is necessary. We would appreciate being able to take the time with the citizen's that live there; we have already talked to them and no one agrees with that street name. We have not had time to get together and sit down and come up with a name. It would be nice to have a list of all the names of the streets in Lancaster County so we can see that we don't duplicate. We want to come up with something that we feel comfortable with and can live with. I disagree with the continuation of the Blackmon Circle and it being called Blackmon Circle all the way out to Matson Street. I think there was some mention that our house numbers would have to be changed. Well if you've got to change the street address, what difference does it make if you've got to change your house number? You've got to change it so changing a number or adding a letter to it is no big deal. At least you would get to keep the essence of what Blackmon Street is; Blackmon Circle was the pastures in the field behind the old farmhouse. That is why it is called Blackmon Circle. It is pretty simple to me but I'm a simple minded person. I disagree with the whole thing. I appreciate everyone sitting on this board and doing the job that you do and not getting paid for it. I appreciate your community service that each of you provide. I don't agree with the whole process. I know everything was touched on for legal purposes and gone through but I don't think the County has a whole, the E-911 system has a whole; and certainly in the town I love the Town of Kershaw did not handle it well either. We hope that you would give us a little time to get something together if we can't continue to call it Blackmon Street. I appreciate your time.

Larry Coates – 121 Blackmon Street, Kershaw SC. – I would like to table this and hear this case again on another date and give us a little more time so we can figure something

out. So please table and set up agenda for a future meeting if that is possible. I signed my wife's name on the sheet as well but she does not want to speak. I'm sorry I thought you had to put everyone's name at the meeting on the list. Thank You

David Freeman made a motion to table and Sheila Hinson seconded the motion.

VOTE: UNANIMOUS MOTION CARRIED

Charles Deese – This street name was picked by the Town of Kershaw and not E-911; they only approved the name. There is a conflict when you get a telephone call to E-911 and somebody says I live on Blackmon and they can't go any further. We don't know which Blackmon. We don't know if it's Blackmon Circle or Blackmon Street in Kershaw, or if it's Blackmon Drive in Lancaster. They have to send a deputy to every single home before they know where to send an ambulance or a fire truck. We don't want to lose a citizen because of a road name.

Penelope Karagounis – Just for the record, I will be contacting Chris Nunnery and Trish Hinson so they can get with the citizens that signed up today and discuss what they can do before coming back to the Planning Commission board. Trish Hinson is the E-911 Addresser and she will have the list of all road names in the county.

RNC-016-002 – Road Name Change Application – Blackmon Road/Lancaster

Nick Cauthen – Presented the report.

Sheila Hinson – The request is to change the road name to Blackmon Pond Road. What is the difference in what you were stating while ago in Blackmon Circle? If you said Blackmon on the telephone and you didn't get that second name out, what is the difference in that? Not that I don't like the name, if they want to name it that I don't care. It they are going to change Blackmon Street....

David Freeman – It's just exactly like Mr. Deese stated. If you can only get the word Blackmon out and that's all you know, that can create a problem.

Sheila Hinson – There is really hardly any difference in Blackmon Street, Blackmon Pond, and Blackmon Circle. I'm trying to be fair to everybody.

Charles Deese – I asked the same question. That statement that I got was; if the name could be uttered then Blackmon Road, Blackmon Circle, Blackmon Pond Road, those do not sound alike over the telephone. I'm in agreement, if someone can't say but one word, then you have a problem. This particular one we are talking about now – Blackmon Road is right out here on Number 9.

David Freeman – If the Town of Kershaw decided to pick their own names then I feel like they should maybe be talking to those folks before it comes to us. I wouldn't have wanted that name either. They need to discuss that with them before it gets this far.

Charles Deese – They got a letter explaining why the name was picked. In this case we are in a different location and the majority of people who contacted E-911; most of them are members of the Blackmon family and they have requested that it be named Blackmon Pond Road. That is the reason Trish came up with that name.

Tommy Dabney – Mr. Chairman it is not consistent if Heath Springs picks a name and Kershaw picks a name; but yet Lancaster will let the folks living on that street have some input. So that just doesn't seem consistent across the county to me.

Charles Deese – That was the agreement that was made with E-911 and the City of Lancaster, Town of Kershaw, and the Town of Heath Springs prior to the first road name change coming in. We all met here in this building and that was the agreement. Everybody that lives on that road got a letter stating that the road name would be changed and there was input from the road name owners; the people that actually owned property on that road. They had input from each one or from the ones that wanted to have input. In my opinion the best that E-911 can do is send out letters to the people and say what you would like basically. They are letting them know that the road has to be changed. The road name Blackmon Pond Road was suggested by the people that live on the road. Trish checked it through the 911 CAD system and the CAD system agreed with it.

Debora L. Dempster – I am here on behalf of my mother Elsie Lloyd. She apologizes for not being able to be here but she is deathly sick in the bed. My mother owns the address of 1416 Panther Road. However, her property is on Blackmon Road. She wanted me to advise that for 163 years, as far back as we can find; this property has belonged to my great great great grandfather who was Jessie Franklin Blackmon. There was a cotton field there at one time with a dirt road that ran through it and they called it Blackmon Road. My mother is 83 years old and has always known it as Blackmon Road. I'm 60 years old and I've known it as Blackmon Road all my life and we are not in agreement. The person who originally wanted it named Blackmon Pond, doesn't live on Blackmon Road. They own the pond and they will not let our Blackmon family fish or anything else there but we are not in agreement with naming it Blackmon Pond Road.

Chantal Blackmon – My address is 404 Honeycutt Road but I own ten acres on Blackmon Road. Debora is my cousin and our ancestors have been on that land forever. We are not in agreement with naming the road Blackmon Pond Road. He just submitted that name on his own. The Old Blackmon Lane off Lynwood Drive; all that is rental property, so why not change that name instead of our Blackmon Road?

Phylis Elliott - My address is 159 Blackmon Road. All of our ancestors have lived on this road and when it was just a dirt road it was named Blackmon Road. I don't know who the people are that asked to name it to Blackmon Pond Road. We do have one person who has a pond. He has land on Blackmon Road but doesn't live on it. 90 percent of the land on Blackmon Road is owned by Blackmon's and we would like to keep the name.

Penelope Karagounis – If you go to page 16 and 17, 18, of your packet; Exhibit 5, just to help answer some of the questions that the public had. The first letter came back from a Don Blackmon and he lives on Catoe Road. He suggested the Blackmon Pond Road. The second one was a Paula E. Blackmon and Mary Gandy and they live on Blackmon Road. They also suggested Blackmon Pond Road. There was also a Kenneth Blackmon and he doesn't live on that road but he suggested Blackmon Pond Road. A Trisha Crowell basically said either Old Blackmon Road or Jessie Blackmon Road. The last one on page 20 of the packet they just mentioned something about Pot Hole Road. I just wanted you to be aware of these letters and what they returned back to Trish Hinson.

Jerry Holt – It seems like most of the folks that came up here do want to retain Blackmon. It would appear that Blackmon Pond in spite of that fact that it does seem to be inconsistent with the guidelines that E-911 gave us to begin with; is the closest that we are going to be to it. We are almost compelled to change it to something and if we don't go with Blackmon Pond, it will probably go back to a single road name and that road name will not be Blackmon. I would prefer not to go with a compound name or two names in it because they gave us the reasons as you stated for not wanting to do that in the first place. It seems like they haven't been consistent with the guidance that they originally gave us. I think because of the relationship that these folks have that name and the heritage that the road has, that probably is better than the alternatives.

David Freeman – Mr. Chairman, are they going to leave the road name the same at the rental property?

Charles Deese – I have no idea. At this point it will be until they decide to make it different. We are not hearing that tonight.

Vedia Hatfield made a motion to approve with the road name change of Blackmon Pond Road and Jerry Holt seconded the motion.

VOTE: 6 AFFIRMATIVE 1 NEGATIVE MOTION CARRIED

The one negative vote came from David Freeman.

RNC-016-003 – Road Name Change Application – William Street/Heath Springs

Nick Cauthen – Presented the report.

Jim Barnett made a motion to approve with the road name change of Badger Street and Tommy Dabney seconded the motion.

VOTE: 7 AFFIRMATIVE 0 NEGATIVE MOTION CARRIED

RZ-016-001 – Rezoning application of Steve Banks to rezone ± 1.59 acres from B-3, General Commercial To R-30, Low Density Residential/Agricultural District. The applicant wants to use the property as residential.

Nick Cauthen – Presented the report.

Steve Banks – My name is Steve Banks and I've had a little bar open up there 16 or 17 years. It was an old garage my dad had along with his junkyard he ran for 55 years. I want fix it up for Billy Johnson so he will have a place to live if something happens to me. He has lived up there with for us for probably 35 years. There are nothing but houses all around. It was just a little neighborhood bar to start with but I'm out of the bar business. Thank You

David Freeman made a motion to approve and Sheila Hinson seconded the motion.

VOTE: 7 AFFIRMATIVE 0 NEGATIVE MOTION CARRIED

Old Business: (Penelope Karagounis) – In regards to the workshop. I know we discussed this last time at the January Planning Workshop how we were going to have a special Planning Workshop for just the UDO. Last week we were in Rock Hill and we are going again tomorrow, staff is scheduled to work on Saturday January 30th. We would like to ask everyone if you would consider changing your workshop from February 4th and not meet on the Saturday February 6th. We would like to meet on Thursday February 11th. If everyone's schedule would allow, you could come in at 3:00pm on Thursday February 11th and work for two hours with the UDO, then stop and have our regular workshop at 5:00pm until around 5:45pm. We only have two rezoning cases and road name changes. After we finish that, we would continue for another 2 ½ hours on the UDO and that would save a trip for everyone; instead of coming three times in the month of February. I just wanted to see how everyone felt about that. I know Mr. Holt had a conflict on Saturday's in the beginning and it would also give staff an extra week to finish up on everything and give you another week as well to review.

Brief discussion among board members regarding availability of new scheduled dates for February.

Old Business: Penelope Karagounis – So basically the schedule is going to be 3:00pm to 5:00pm on Thursday, February 11th and then we will stop at 5:00pm and have those two developers come in. We can probably do the workshop in 30 minutes. We don't have but two cases. We will have a little break and then start up again around 5:45pm until let's just say 8:00pm. Please make sure when you come on the 11th you come through these council chamber doors because they are going to be having an Administrative Committee meeting in the back conference room.

New Business: Educational Requirements (John Weaver) – You have in your packet a brief memo from me that recites the applicable state law for this high paying job that you have. There are a number of pages from state law that states what you need to do. The training that you need to have and what the training can be on. Another important aspect

of it is your certification; every year you have to sign a sworn statement saying you've done the things that the state law requires in order to remain a viable Planning Commission member. If for example, two or three or one had not done that, which potentially could be subject to a reversal by the council or perhaps by a court. It really is important. Debbie Hardin the Clerk to Council is generally pretty prompt on reminding of that and I know a number of you in the past have come by and signed those certifications. I'll be sure I talk with her tomorrow about making sure that is done. Also, on the last page is a list of all of the Board of Zoning Appeals, Planning Commission, and the Planning Staff that have to meet those same requirements. Your name is listed on there and if you have things to complete, please do so. If your year is running out and later in the year and you need to renew your training, please do that. I'm sure between Debbie, Planning, and Zoning staff, they will keep you updated on what needs to be done.

Penelope Karagounis – The two orientations for new members will be handled by Catawba Regional Council of Governments in Rock Hill this Spring. The 3 hour continuing education that I handle will be done in May.

Jerry Holt made a motion to adjourn and Jim Barnett seconded the motion.

VOTE: UNANIMOUS MOTION CARRIED

Respectfully Submitted,



Charles Deese
Chairman



Penelope G. Karagounis
Planning Director