

- MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION**

- Definition of “large scale retailer” must be carefully considered to avoid overly broad inclusion.
- Commissioners request
 - some examples of existing large signs that predate 2016 ordinance restrictions, e.g. Lowe’s.
 - distance from road front of those signs.
- Consideration of need for bicycle parking: planned apartments nearby, employees using alternative transportation, and food court patrons.
- Overlay districts are there for a reason, this seems to be an overly broad exemption defeating the purpose of the overlay.
- This project is important to the County for tax dollars, but granting the amendment will set a precedent.
- Concern that concessions are being granted and expectations raised for applicants.
- Need to consider long-term solutions for Highway 521 Corridor, not contributing to the problems that already exist.
- Need to look carefully at what the new wording might allow that we do not want in the highway corridor, e.g warehouse facilities with small retail areas.
- Comparison of billboard sizes: Myrtle Beach has 400 sq. ft. billboards; Lancaster County only allows 100 sq. ft.

b. RZ-2022-0344: C4 OP Owner LLC (Costco) : LI to RB

Application by C4 OP Owner LLC to rezone approximately 28.01 acres at and adjacent to 8918 Charlotte Highway (TM # 0010-00-029.00) from Light Industrial (LI) to Regional Business (RB) district, in order to develop a retail facility with ancillary gas station.

Staff Presentation: Matthew Blaszyk, Planner

Discussion:

- Project would not require a Conditional Use for the gas station, as that use is permitted under RB (Permitted with Review, site plan must be approved.)
- Staff report will include information about compliance with UDO and with Development Agreement for The Exchange.

c. SD-2022-1205 Riverchase Section 3 Preliminary Plat

Application by Riverchase Estates Partners LLC for a Preliminary Plat for approximately 806.12 acres located along Riverside Road north of the intersection with Cobblestone way (p/o TM # 0030-00-002.00), for a phase of the larger Riverchase development, consisting of 251 single-family homes, minimum lot size one acre.

Staff Presentation: Ashley Davis, Senior Planner

Discussion:

- Riverchase has a Development Agreement, and it is governed by the 1998 UDO.
- Commissioners asked for information about sewer extensions in that area, if available.
- The odd entrance configuration is to accommodate a turn-around before the gated entrance.
- The large amount of open space is due to river buffers and flood plain immediately adjacent to the river.
- This section will be the same lot size and general design as the existing section.
- The new project manager will be present to answer questions.
- TIA and TRC comments/issues will have to be resolved.

d. RZ-2023-0531: Crossridge 4: PDD-26 and RB

Application by Ben Cerullo on behalf of Crossridge Development LLC to rezone parcels at and adjacent to 8574 Charlotte Highway: 1.79 acres (p/o 0010-00-059.00) and 1.31 acres (p/o 0010-00-016.02) from PDD-26 to Regional Business (RB); ad 1.09 acres (p/o 0010-00-057.00) and 1.62 acres (p/o 0010-00-056.00) from Regional Business (RB) to PDD-26, to adjust boundaries of parcels under current development.

Staff Presentation: Ashley Davis, Senior Planner

Discussion:

- This reconfiguration is at request of applicant, after staff brought the problem to their attention during sketch plan review. Staff wanted to forestall future problems for the project due to incongruent parcel line/ zoning.
- The PDD agreement is governed by 1998 UDO, but the project owner has much stricter architectural criteria than most other projects.

3. Other:

- a. Review of Next Month's Agenda
 - Text amendments for MDR and Cluster Overlay revisited;
 - Street hierarchy discussion;
 - Additional Street Names approvals
 - 2 small single parcel Rezoning

4. Adjourn

Meeting was adjourned at 6:21 pm.