Planning Commission Members
District 1: Alan Patterson
District 2: Tamecca Neely
District 3: Charles Deese, Chair
District 4: Judianna Tinklenberg
District 5: James Barnett, Vice-Chair
District 6: Sheila Hinson
District 7: Ben Levine

County Attorney
Ginny L. Merck-Dupont

Clerk to Planning Commission
Jennifer Bryan

Development Services Director

February 21, 2023	**6:00 PM**	**101 North Main Street Lancaster, SC 29720**

LANCASTER COUNTY PLANNING COMMISSION
County Council Chambers, County Administration Building, 101 North Main Street, Lancaster, SC 29720

AGENDA

1. **Call to Order Regular Meeting and Roll Call Vote**

2. **Approval of the Agenda**

3. **Citizen's Comments**

   [Lancaster County welcomes comments and input from citizens who may not be able to attend meetings in person. Written comments may be submitted via mail to ATTN: Jennifer Bryan, Post Office Box 1809, Lancaster, SC, 29721, by email to Jennifer Bryan at jbryan@lancastersc.net or by online submission by selecting the "Citizens Comments" quick link located on the County website homepage at https://www.mylancastersc.org/. Comments must be no longer than approximately 3 minutes when read aloud. Comments received will be acknowledged during the Citizens Comments portion of the meeting. Comments will need to be received prior to 4:00 p.m. on the day of the meeting. Please use the same link above in order to submit input/comments for Public Hearings.]

4. **Approve Minutes**

   a. January 17, 2023 Regular Minutes

   b. February 2, 2023 Workshop Minutes

5. **Public Items**

   a. CU-2022-2126 Corey Baker /aka Possum Hollow C-Store

   Deferred from 1/17/2023
   a/k/a Possum Hollow C-Store
   Conditional Use Permit application by Corey Baker to allow Vehicle Services: Minor Maintenance and Repair at 8857 Charlotte Highway (TM 0010-00-037.00), for a proposed Convenience Store with Gas Station and Carwash.

   b. CU-2022-2447 Tidal Wave Auto Spa

   Application by Advanced Engineering Services LLC for a Conditional Use Permit for Minor Maintenance and Repair (Auto) at location 4138 Doby's Bridge Road (TM# 0013-00-015.00), for the purpose of developing an automated car wash.
   DEFERRED FOR CORRECTION OF APPLICATION/Owner Authorization.

c. UDO-TA-2023-0073 Sec. 5.5.12 CWP Exemption

Application by Lancaster County Administration to amend UDO Section 5.5.12 Shooting Ranges, to exempt CWP-only shooting ranges (Concealed Weapon Permit) from requirements of subsections (C), (D), (F) and (H) of 5.5.12. All other requirements applicable to shooting ranges would still apply.

6. New Business

a. Overview of next month's Agenda

b. Other

7. Adjourn

The Planning Commission makes a recommendation to County Council on these items. Recommendations made at this meeting are tentatively scheduled for consideration by County Council in the following month. County Council agendas are posted online at https://lancastersc.novusagenda.com/agendapublic/meetingsresponsive.aspx

****The Planning Commission makes the final decision on these items.***

***Anyone requiring special services to attend this meeting should contact 285-1565 at least 24 hours in advance of this meeting. Lancaster County Planning Commission agendas are posted at the Lancaster County Administration Building and are available on the Website:* www.mylancastersc.org**

Meetings are live streamed and can be found by using the following link: https://mylancastersc.org/boards___commissions/planning_commission/planning_commission_meetings.php

Agenda Item Summary

Ordinance # / Resolution #: January 17, 2023 Regular Minutes
Contact Person / Sponsor: J. Bryan
Department: Planning
Date Requested to be on Agenda: 2/21/2023

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
January 17, 2023 Regular Minutes	1/18/2023	Exhibit

MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION
CHARLES DEESE, DISTRICT 3, CHAIRMAN
JAMES BARNETT, DISTRICT 5, VICE-CHAIRMAN
TAMECCA NEELY, DISTRICT 2
, DISTRICT 4
SHEILA HINSON, DISTRICT 6
ALAN PATTERSON, DISTRICT 1
BEN LEVINE, DISTRICT 7
CLERK: JENNIFER BRYAN

MINUTES
Lancaster County Planning Commission
January 17, 2023 6:00 p.m.

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

1. **ROLL CALL**: Quorum is present (5 Commissioners)

Commissioners Present:

Tamecca Neely James Barnett
Sheila Hinson Charles Keith Deese Alan Patterson

Absent: Ben Levine

Staff Present:

Rox Burhans Clerk: Jennifer Bryan
Ashley Davis
Matthew Blaszyk

Others present:
Councilman Billy Mosteller

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.

2. APPROVE AGENDA

Chairman Deese called for a motion to approve the Agenda.
Motion to amend the agenda, deferring item 5c: CU-2022-2126 to February meeting, by James Barnett. 2nd by Sheila Hinson.
Vote on Amendment: : 5:0. **Motion is approved unanimously**.

Motion to Approve agenda as amended by James Barnett; 2nd by Sheila Hinson.
Called vote: 5:0. **Motion approved unanimously**.

3. CITIZEN'S COMMENTS [see Sign-In sheet attached]

Chairman Deese opened the floor to comments from the public.

1. **Bernadette Zitelli** (Hollybrook Lane): [See attached written statement] Opposed to the proposed development "North of 9" [per concept plan submitted for rezoning case RZ-2022-0175 Hardy] connecting through Hollybrook Lane, which is presently a dead-end street in the Eastway neighborhood. Ms. Zitelli also presented a petition signed by other residents of the neighborhood. [See petition attached.]

2. **Bill Meken** (Hollybrook Lane) [See attached written statement] Opposed to connection through Hollybrook Lane.

3. **Gerry King** (Hollybrook Lane) [See attached aerial photo] Opposed to connection through Hollybrook Lane.

4. **Ken Bailey** (Hollybrook Lane): [See attached Citizens' Comment submitted via email]. Opposed to connection through Hollybrook Lane.

4. APPROVE MINUTES

a. November 3, 2022 Workshop Minutes

Chairman Deese called for a motion to approve November 3, 2022 Workshop Minutes as written. **Tamecca Neely** and **Ben Levine** were present on 11/3/2022, but arrived after 5:00 PM.

Motion to Approve by Alan Patterson; 2nd by James Barnett.

Called vote: 5:0**. Motion approved unanimously.**

b. November 15, 2022 Regular Minutes

Chairman Deese called for a motion to approve November 15, 2022 Regular Minutes as written. All Commissioners were present on 11/15/2022.

Motion to Approve by James Barnett; 2nd by Tamecca Neely.

Called vote: 5:0**. Motion approved unanimously.**

c. December 1, 2022 Workshop Minutes

Chairman Deese called for a motion to approve December 1, 2022 Workshop Minutes as written. **Sheila Hinson** and **Tamecca Neely** were absent on 12/1/2022.

Motion to Approve by James Barnett; 2nd by Alan Patterson. Hinson and Neely abstained.

Called vote: 3:0**. Motion approved.**

d. December 20, 2022 Regular Minutes

Chairman Deese called for a motion to approve December 20, 2022 Regular Minutes as written. **Ben Levine**, **Sheila Hinson** and **Tamecca Neely** were absent on 12/20/2022. No hearings were conducted and no votes were taken without a quorum. Meeting was held for Continuing Education only.

Motion to Approve by James Barnett; 2nd by Alan Patterson. Hinson and Neely abstained.

Called vote: 3:0**. Motion approved.**

e. January 5, 2023 Workshop Minutes

Chairman Deese called for a motion to approve January 5, 2023 Workshop Minutes as written. **Tamecca Neely** was absent on 1/5/2023. (Abstained)

Motion to Approve by Sheila Hinson; 2nd by James Barnett.

Called vote: 4:0**. Motion approved.**

5. PUBLIC ITEMS

a. RZ-2022-2335 McGinn-Cooper

Application by George Banks McGinn and Sallie Cooper to rezone approximately 2.9 acres located at 168 Fort Mill Highway (TM # 0008-00-007.00) from Mixed Use (MX) to General Business (GB) district, to develop as a commercial property.

Staff Presentation: Matthew Blaszyk, Planner, presented the applications consistent with the staff report. Staff Recommendations: Approval.

Questions to staff:
Alan Patterson asked about the location; parcel is across from Lowe's on Fort Mill Highway. Patterson asked about traffic congestion and potential problems with ingress/egress; staff responded that these issues could be resolved through the site plan process once a use is established.

Comment from applicant(s): not present.

Public Hearing: (See attachments: Sign-in Sheets) None signed in.
Chairman Deese closed Public hearing and called for a motion on item RZ-2022-2335.
Motion to approve by Alan Patterson; 2nd by James Barnett.

Discussion: no questions.

Called vote: 5:0. **Motion is approved unanimously**.
The item will go to County Council for consideration, and applicant will be notified of time and date.

b. RZ-2022-2317 Kershaw Depot

Application by Town of Kershaw to assign zoning designation for a parcel of approximately 0.31 acres, formerly part of the Norfolk Railroad right-of-way at 106 N. Cleveland Street, Kershaw, from unzoned to B1 Central Business district, to allow use of old Depot as commercial office space. Parcel is part of decommissioned Norfolk ROW; adjacent to parcel 0156I-0R-008.00, fronting on Cleveland Street between W. Richland and E. Marion Streets.

Staff Presentation: Matthew Blaszyk, Planner, presented the applications consistent with the staff report. Staff Recommendations: Approval

Questions to staff: no questions.

Comment from applicant(s): Kershaw town administrator Ryan McLemore was unable to attend.

Public Hearing: (See attachments: Sign-in Sheets). None signed in.
Chairman Deese closed Public hearing and called for a motion on item RZ-2022-2317
Motion to approve by Sheila Hinson; 2nd by Alan Patterson.

Discussion:
Alan Patterson commented that he was pleased that the ton had found a constructive use to preserve the historic building.

Called vote: 5:0. **Motion is approved unanimously**.
The item will go to Kershaw Town Council for consideration, and applicant will be notified of time and date.

c. CU-2022-2126 Corey Baker

Conditional Use Permit application by Corey Baker to allow Vehicle Services: Minor Maintenance and Repair at 8857 Charlotte Highway (TM 0010-00-037.00), for a proposed Convenience Store with Gas Station.
APPLICANT HAS REQUESTED DEFERRAL. Commissioners voted to defer as an agenda amendment see AGEND APRROVAL above at #2.

d. UDO-TA-2022-2605 Chapters 2 and 4 et al/ MDR and CSOD regulations

Application by Lancaster County to amend Unified Development Ordinance Chapters 2 and 4, and related provisions, regarding standards for Medium Density Residential (MDR) District and Cluster Subdivision Overlay (CSO) District.

Staff Presentation: Rox Burhans, Development Services Director, presented the applications consistent with the staff report. [See attached presentation slides]
Staff Recommendations: (Requested by Council)

UDO-TA-2022-2605 Continued:

Questions to staff:
James Barnett asked for clarification of 'Version 2" CSOD lot size; Burhans explained that rather than have a rigid system defining lot sizes, Version 2 would allow flexibility in lot size, and would also encourage developers to intermingle a variety of lots, helping to avoid the cookie-cutter aesthetic imposed by the current system.
Alan Patterson asked for clarification of the need for the change in density calculation. Burhans responded that the existing CSOD did not encourage the preservation of open space in the manner intended.
Alan Patterson asked if either would be easier to administer; Burhans responded that either would be simpler than the existing ordinance from both staff and developer perspective.

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

Chairman Deese closed Public hearing and called for a motion on item
UDO-TA-2022-2605
Motion to approve amendment with Version 2 lot size option by Alan Patterson; 2nd by James Barnett..

Discussion:
Tamecca Neely asked if the lot size changes would pose a problem for developers close to the city of Lancaster; staff responded that the flexibility would likely be even more beneficial to them.

Neely asked if there would be a corresponding change to LDR district regulations; staff responded that there was little or no development pressure for LDR and that district's criteria required no change.

Called vote: 5:0. **Motion is approved unanimously**.
The item will go to County Council for consideration.

e. UDO-TA-2022-2602 Chapter 6/20-lot limit

Application by Lancaster County to amend Unified Development Ordinance Section 6.4, Connectivity, to modify standards pertaining to the maximum number of lots which take access from a road where one end is permanently closed.

UDO-TA-2022-2602 Continued:
Staff Presentation: Ashley Davis, Senior Planner, presented the applications consistent with the staff report. [See attached presentation slides]
Staff Recommendations: Request by Council.

Questions to staff:
Charles Deese stated he had significant concerns about emergency services access on substandard roads like Green Pond. Davis responded that staff and County administration shared that concern, but had to balance that with the rights of landowners. Minor plat approval process offers the ability to require private drive standards and turnarounds on newly platted properties, and reinstatement of criteria when roads are extended for major development will address some concerns. Also, access management and encroachment permit processes offer some means for the County to require upgrades.

Public Hearing: (See attachments: Sign-in Sheets) None signed in.
Chairman Deese closed Public hearing and called for a motion on item UDO-TA-2022-2602.
Motion to approve by Alan Patterson; 2nd by Tamecca Neely.

Discussion:
Alan Patterson thanked the staff for their work on researching and crafting the amendments.

Called vote: 5:0. **Motion is approved unanimously**.
The item will go to County Council for consideration

6. NEW BUSINESS

a. Overview of Next Month's Agenda

Agenda items scheduled: two Conditional Use applications (one deferred from this meeting) and a text amendment for the Shooting Range regulations, generated by request of County Council. No rezoning requests have been submitted.

b. Other:

- **Comprehensive Plan Update** (Ashley Davis): Davis s working with Benchmark and Kimley-Horn to generate a new schedule and draft text. Hoes to present the revised schedule at the February Planning Commission meeting.

- **County Attorney**: Rox Burhans reported that Ginny Merck-DuPont had accepted the position as the new County in-house counsel; John DuBose would advise as needed but would no longer be attending Commission or BZA meetings.

- Mr. Burhans also noted that he had accepted a new position in North Carolina and his last day with Lancaster County would be February 3, 2023.

7. ADJOURN

Motion to adjourn by Sheila Hinson; 2nd by Alan Patterson. Motion approved by unanimous consent. Meeting adjourned at 7:34 p.m.

Lancaster County
South Carolina

PLANNING COMMISSION
Public Hearing Sign In Sheet

Item 3: CITIZEN'S COMMENTS

General Comments or comments on matters not on tonight's agenda.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, January 17, 2023

Citizens are allowed 3 minutes per person to speak. Everyone speaking before Council will be required to do so in a civil manner. Council will not tolerate personal attacks on individual Council Members, County Staff or any person or group. Racial slurs will not be permitted. Council's number one priority is to conduct business for the citizens of this county.

PLEASE PRINT

1. BERNADETTE ZITELLI Re: North of 9 Subdivision
2. BILL MEKEN Re: North of 9 Subdivision
3. GERRY KING Re: North of 9 Subdivision
4. KEN BAILEY RE: North of 9 Subdivision
5.

Lancaster County
South Carolina

PLANNING COMMISSION
Public Hearing Sign In Sheet

Item 5a: RZ-2022-2335 McGinn-Cooper

Application by George Banks McGinn and Sallie Cooper to rezone approximately 2.9 acres located at 168 Fort Mill Highway (TM # 0008-00-007.00) from Mixed Use (MX) to General Business (GB) district, to develop as a commercial property.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, January 17, 2023

Citizens are allowed 3 minutes per person to speak. Everyone speaking before Council will be required to do so in a civil manner. Council will not tolerate personal attacks on individual Council Members, County Staff or any person or group. Racial slurs will not be permitted. Council's number one priority is to conduct business for the citizens of this county.

PLEASE PRINT

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Lancaster County
South Carolina

PLANNING COMMISSION
Public Hearing Sign In Sheet

Item 5b: RZ-2022-2317 Kershaw Depot

Application by Town of Kershaw to assign zoning designation for a parcel of approximately 0.31 acres, formerly part of the Norfolk Railroad right-of-way at 106 N. Cleveland Street, Kershaw, from unzoned to B1 Central Business district, to allow use of old Depot as commercial office space. Parcel is part of decommissioned Norfolk ROW; adjacent to parcel 0156I-0R-008.00, fronting on Cleveland Street between W. Richland and E. Marion Streets.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, January 17, 2023

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PLEASE PRINT

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Lancaster County
South Carolina

PLANNING COMMISSION
Public Hearing Sign In Sheet

Item 5d: UDO-TA-2022-2605 Chapters 2 and 4 et al/ MDR and CSOD regulations

Application by Lancaster County to amend Unified Development Ordinance Chapters 2 and 4, and related provisions, regarding standards for Medium Density Residential (MDR) District and Cluster Subdivision Overlay (CSO) District.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, January 17, 2023

Citizens are allowed 3 minutes per person to speak. Everyone speaking before Council will be required to do so in a civil manner. Council will not tolerate personal attacks on individual Council Members, County Staff or any person or group. Racial slurs will not be permitted. Council's number one priority is to conduct business for the citizens of this county.

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Lancaster County
South Carolina

PLANNING COMMISSION
Public Hearing Sign In Sheet

Item 5e: UDO-TA-2022-2602 Chapter 6 (20-lot limit)

Application by Lancaster County to amend Unified Development Ordinance Section 6.4, Connectivity, to modify standards pertaining to the maximum number of lots which take access from a road where one end is permanently closed.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, January 17, 2023

Citizens are allowed 3 minutes per person to speak. Everyone speaking before Council will be required to do so in a civil manner. Council will not tolerate personal attacks on individual Council Members, County Staff or any person or group. Racial slurs will not be permitted. Council's number one priority is to conduct business for the citizens of this county.

PLEASE PRINT

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RZ2022-0175 aka Gabriel Jon Hardy "North of Nine" Subdivision

Hello, my name is Bernadette Zitelli. I live at 1972 Hollybrook Lane in the Eastway subdivision in Lancaster. I purchased a 2 plus acre lot, and built my home. I moved in after the Public Hearing Rezoning Meetings in May for RZ2022-0175 aka Gabriel Jon Hardy "North of Nine" subdivision.

I found out about the rezoning of 38.92 acres from low to medium density this past October, and I was not happy. That is why I am here today to express my, and my neighbors, disappointment and dissatisfaction with this decision, and to oppose the Traffic Impact Analysis.

I have spoken with numerous homeowners who live in Eastway, regarding the rezoning and not one person knew about the Public Hearings in April and May last year.

Eastway is a small community, and we are not an HOA. All of the homowners own 1 plus acre lots, and the majority of them did not want the 38.92 acres rezoned to medium density.

I have read the 23 page Traffic Impact Analysis prepared for Gabriel Jon Hardy dated June 13, 2022, and by going door-to-door and word of mouth, I and a few other homeowners notified our neighbors in Eastway of the rezoning and TIA.

We are opposed to a road connecting Hollybrook Lane and Catoe Road to the "North of Nine," 79 single family home subdivision, which is what is being proposed in the Traffic Impact Analysis.

I have in hand a Petition signed by 106 people who are opposed to connectng the "North of Nine" subdivision to Hollybrook Lane, with an exit onto Eastway Drive to Highway 9.

Contrary to pages 1 and 3 of the TIA, there ARE sight distance issues on Hollybrook Lane.

Contrary to page 6 of the TIA, there is a posted speed limit sign from Burnette Street going to Hollybrook Lane with a posted speed limit of 10 miles per hour.

Contrary to the TIA, entering or exiting Eastway Drive in either direction onto Highway 9 is extremely dangerous as there ARE sight distance issues and there have been accidents in that area by Jack's on Highway 9.

My neighbors, many who are senior citizens, have lived in Eastway for years and feel connecting "North of Nine" subdivision to Hollybrook Lane and Catoe Road will affect their quality of life, erode the roads, and lower their property values. The streets effected will be: Hollybrook Lane, Eastway Drive, Wilderness Lane, Burnette Street, Tombeck Lane, Garnette Road, and Catoe Road.

I encourage all of you to read the Traffic Impact Analysis and then go to Eastway Drive, and up and down Hollybrook Lane, Catoe Road and through the Eastway subdivision. You will find that we are a growing community with sight distance issues, hilly, narrow, and winding roads.

Per the TIA on pages 1, 3 and 11, "North of Nine" subdivision is anticipated to generate 837 daily trips, 61 am peak hours and 81 pm peak hour trips. These cars will be driving through our quiet community where people walk, ride bikes, drive golf carts, and ladies even ride horses in the streets.

We propose that "North of Nine" subdivision NOT connect a road at the bottom of Hollybrook Lane and that the two subdivisions remain totally separate.

We propose that "North of Nine" subdivision have two separate exits and entrances directly onto Highway 9, where there are NO sight distance issues, and contrary to page 6 of the TIA, the speed limit is 45 mph.

Thank you.

From: bernadette z
To: Jennifer Bryan
Subject: RZ2022-0175 aka Gabriel John Hardy "North of Nine" Subdivision
Date: Tuesday, January 17, 2023 12:00:38 PM

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—IT Helpdesk, support.lancastercountysc.net

Good Morning Jenifer,

Please scroll down and see 4 pictures of 5 ladies on 5 horses coming up Hollybook Lane in Lancaster, SC on November 5, 2022.

Bill and I are in pictures 2 and 3. We are asking the ladies to sign our Petition, which they did.

Please let the Planning Commission see only pictures 1 and 4, which show the ladies on horses from a distance. Not the close up pictures of their faces, as I did not ask their permission to show the pictures. But from a distance, there should not be an issue if their faces are not shown.

Also, Ms. Gerry King, who lives on Hollybrook Lane, will be emailing you a picture this afternoon for tonights meeting.

If you have any questions, please do not hesitate to contact me.

Bernadette A. Zitelli
1972 Hollybrook Lane
Lancaster, SC 29720
Cell: 973-634-3023

Sent: Saturday, November 5, 2022 12:59 PM
To: bernadette z <bernadettezitelli@hotmail.com>
Subject: Horses

Sent from my iPhone

PETITION
SD2022-0175 Gabriel John Hardy
"North of Nine" Subdivision

Sorry we missed you. We wanted to inform you of the rezoning of 38.92 acres located at the northwest corner of intersection of Hwy. 9 and Catoe Road, which will allow smaller lots at a density of 2.5 houses per acre.

The "North of Nine" subdivision will be a 78 unit housing development that plans on using Hollybrook Lane and Catoe Road as the only entrance and exit roads.

The traffic on these two roads, and the surrounding roads, will increase tremendously. A traffic study estimates up to 837 daily trips. We have started a Petition to STOP this from happening.

Please call for more information, or Sign Our Petition on-line at:

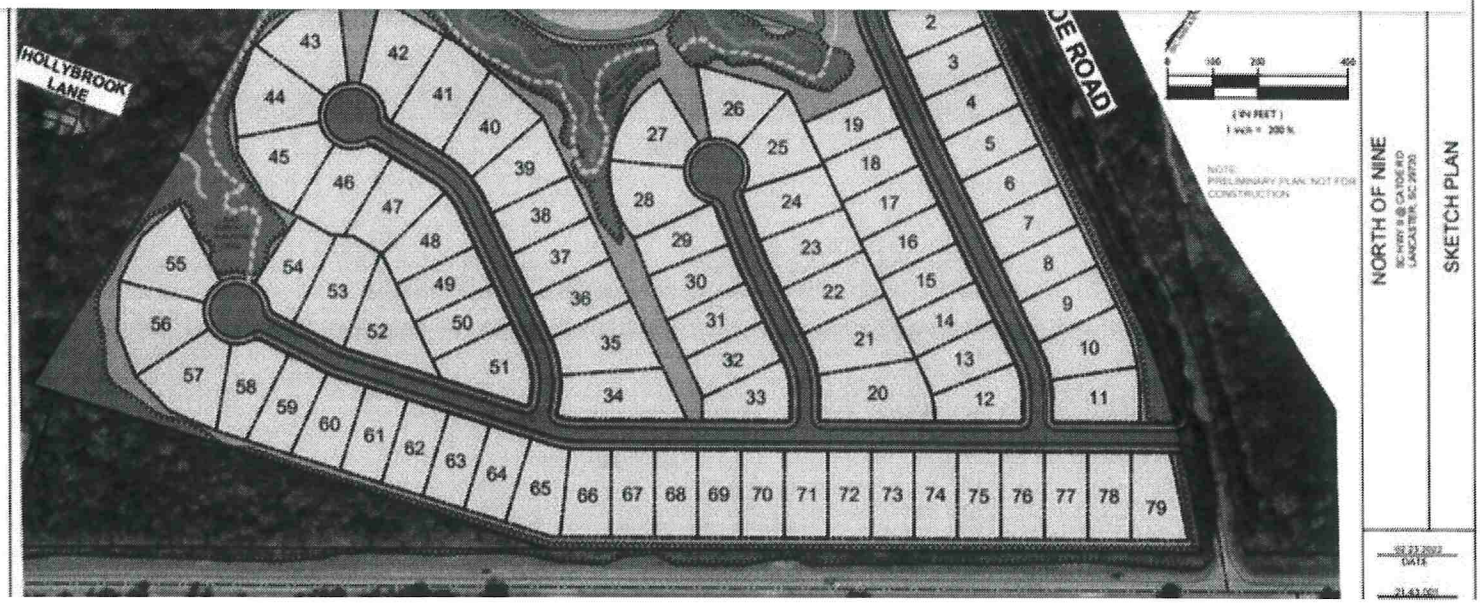
https://www.change.org/p/stop-north-of-nine-housing-development

Call: Bill Meken Phone: 843-503-4680
1972 Hollybrook Lane

	A	B	C	D	E	F	G
42	Beverly Wilson	Lancaster	SC	29720		US	11/10/22
43	Sherry Walden	Lancaster	SC	29720		US	11/10/22
44	Maria Alion	Fort Mill	SC	29715		US	11/11/22
45	Travis Callahan	Lancaster	SC	29720		US	12/26/22
46	Emily Dunnam	Saraland	AL	36571		US	12/26/22
47	Kristen Anderson	Lancaster	SC	29720		US	01/07/23
48	Deng William	Omaha		68107		US	01/09/23
49	Ava Schmidt	North Ridgeville		44039		US	01/09/23
50	Derpy Fox	Fort Worth		91008		US	01/09/23
51	Sarah Smith	Loveland		45140		US	01/09/23
52	Chris Fulford	Indianapolis		46219		US	01/09/23
53	Prakash Swani	Northridge	CA	91325		US	01/09/23
54	Lauren Waters	Las Vegas		89119		US	01/09/23
55	Vanessa Martinez	Chapin		29036		US	01/09/23
56	Jesiah Matlock					US	01/09/23
57	Joshua Fraley	Canton	MI	48188		US	01/09/23
58	i hate goguardian	Clifton		7013		US	01/09/23
59	lixia zhou	Hollywood		33024		US	01/09/23
60	aster ambrose	Boston		2458		US	01/09/23
61	Darrell Catoe	Lancaster	SC	29720		US	01/09/23
62	Dawn Howard	Princeton	NJ	8540		US	01/09/23
63	Kimberly Rozakis	Maryland Heights	MO	63043		US	01/10/23
64	Samantha Higgins	Pasadena		21122		US	01/12/23
65	Ella Van Houten-Mariscal	Sacramento		95828		US	01/12/23
66	Mary Gutekunst Fischer	Little River	SC	29566		US	01/13/23

Welcome back to Change.org! A new petition wins every hour thanks to signers like you.

At 100 signatures, this petition is more likely to be **featured in recommendations!**



Stop North of Nine Housing Development

66 have signed. Let's get to 100!

At 100 signatures, this petition is more likely to be **featured in recommendations!**

Misty Moore started this petition

We are signing this petition as a community it an attempt to stop the "North of Nine" housing development planned by Gabriel Jon Hardy SD2022-0175. This will affect Catoe Rd, Camp Creek Rd, Hollybrook Ln, Wilderness Ln, Burnett Rd, Tombeck Ln, Garnett Rd, Eastway Dr and Pageland Hwy. The main roads leading in and out of the 78 home development will be Catoe Rd and Hollybrook Lane this will create severe traffic congestion for all roads leading into these neighborhoods. If this housing

	A	B	C	D	E	F	G
1	Misty Moore					US	10/28/22
2	John K Moore	Lancaster	SC	29720		US	10/28/22
3	Brooklyn Taylor	Lancaster	SC	29720		US	10/29/22
4	Cody Haigler	Lancaster	SC	29720		US	10/29/22
5	Bernadette Zitelli	Lancaster	SC	29720		US	10/29/22
6	Crystal Cole	Lancaster	SC	29720		US	10/29/22
7	Tami Johnson	Lancaster	SC	29720		US	10/29/22
8	Erika Rikhiram	Clermont	FL	34711		US	10/29/22
9	Jennifer Mills	Lancaster	SC	29720		US	10/29/22
10	Brady Jones	Lancaster	SC	29720		US	10/29/22
11	Adam Kaluba	Burleson	TX	76028		US	10/29/22
12	Alicia Haire	Lancaster	SC	29720		US	10/29/22
13	Anthony Adams	Lancaster	SC	29720		US	10/30/22
14	Gerry King	Lancaster	SC	29720		US	10/30/22
15	Lisa Bishop	Lancaster	SC	29720		US	10/30/22
16	Kurt Stout	Lancaster	SC	29720		US	10/30/22
17	Tansy Ham	Lancaster	SC	29720		US	10/31/22
18	Shannon Ham	Lancaster	SC	29720		US	10/31/22
19	Julie Boatright	Houma	LA	70360		US	10/31/22
20	Peggy Bryson	Lancaster	SC	29720		US	10/31/22
21	Amber Jones	Indian Trail	NC	28079		US	10/31/22
22	Daniel Deese	Lancaster	SC	29720		US	11/02/22
23	Matthew Pappicco	Lancaster	SC	29720		US	11/05/22
24	Henry Beal	Lancaster	SC	29720		US	11/05/22
25	Jenna Woods	Lancaster	SC	29720		US	11/05/22
26	Steven Anderson	Lancaster	SC	29720		US	11/05/22
27	Karl Todd	Lancaster	SC	29720		US	11/05/22
28	Riley Dickson	Lancaster	SC	29720		US	11/08/22
29	Allison Heddy	Lancaster	SC	29720		US	11/08/22
30	Angela Boone	Lancaster	SC	29720		US	11/09/22
31	Greg Boone	Lancaster	SC	29720		US	11/09/22
32	Brooke Boone	Lancaster	SC	29720		US	11/09/22
33	Tony Grissom Jr.	Lancaster	SC	29720		US	11/09/22
34	Brandon Hall	Lancaster	SC	29720		US	11/09/22
35	Robin Alion	Gastonia	NC	28055		US	11/09/22
36	Sarah Hall	Rock Hill	SC	29732		US	11/09/22
37	Janice Payne	Lancaster	SC	29720		US	11/09/22
38	Ariana Donaldson	Rock Hill	SC	29730		US	11/09/22
39	Jon Alion	Fort Mill	SC	29708		US	11/09/22
40	Mary Palmer	Fort Mill	SC	29715		US	11/09/22
41	Sydney catoe	Charlotte	NC	28210		US	11/09/22

115 NAMES

I am signing this petition SD2022-0175 to OPPOSE the new connection of a new road from the "North of Nine" development connecting to Hollybrook Lane and the surrounding streets, Eastway Drive, Wilderness Lane, Burnett Rd, Tombeck Lane, Garnett Road and Catoe Road. Online petition **https://https://www.change.org/p/stop-north-of-nine-housing-development?redirect=false**

Name	Address	Email	Signature
1. William MEKEN	1972 HOLLYBROOK LA		William meken
2. Rodrigo Campos	1964 HollyBrook LN	Campos526@yahoo.com	Rodrigo Campos
3. Travis Callahan	1934 Hollybrook Ln	callahantravis08@gmail.com	T. Callahan
4. JD Hodge	1934 Hollybrook LN	jd.hodge92@icloud.com	J Hodge
5. Jamirah Turner	1924 Hollybrook LN	Jamirahturner@gmail.com	J Turner
6. Larry Helm	1830 HollybrookLn	larryhelm@gmail.com	Larry D. Helm
7. Robin Helm	1830 HollybrookLn	robin_0123.com	Robin Helm
8. Jennifer Rains	1810 Hollybrook Ln	jennrains1113@gmail.com	Jennifer Rains
9. Michael Rains	1810 Hollybrook Ln	rainmanoldo7@gmail.com	
10. Jane Bardner	1796 Hollybrook Ln	JAYME GARI23@GMail	~~Jane~~
11. Gregory Melvin	1770 HollybrookLn	austana1231@gmail.com	Gregory Melvin
12. Adria Warner	1728 Holly Brook Ln	AKWarner7@yahoo.com	Adria Warner

	Name	Address	Email or Phone	Signature
13.	Jimmy Driggers	Hollybrook Lane		
14.	Navah Adams	qweencityeggs@gmail.com	704-604-7928	Catoe Rd.
15.	Linda Huddleston	Lindabee22a@aol.com		catoe Rd
16.	Sarah Stewart	Hollybrook Lane	803-207-5014	Hollybrook Lane
17.	Shirl Curry	Shirl Curry	704-254-0326	CATOE RD.
18.	Wendy Newton	wakenewton@gmail.com	803-804-2546	Wilderness Lane
19.	Darryl Newton		803-804-2334	Wilderness Lane
20.			803-804-2564	Wilderness Lane
21.	Donald Boone	2159 Eastway Dr.	803-287-7186	
22.	Mary Boone	↕ ↕ ↕	803-804-9459	
23.	KENNETH M. BAILEY	1812 BURNETTE ST. LANCASTER, SC	803-289-0222 KEN-BAILEY@COMPORIUM.NET	Kenneth M. Bailey
24.	Leanne Bailey	1812 Burnette St. Lancaster	803-289-4340	LeanneKBailey
25.	[illegible] WILLIAMSON	1803 Burnette Lancaster	stompienol@gmail.com	
26.	Phyllis Dufrene	1765 Burnette	803-804-0764	Phyllis Dufrene
27.	Huey P. Dufrene	1765 Burnette	803-804-0764	Huey Dufrene
28.	Richard Stacks	1748 Burnette st.	803-286-0196	Richard Stacks

I am signing this petition SD2022-0175 to OPPOSE the new connection of a new road from the "North of Nine" development connecting to Hollybrook Lane and the surrounding streets, Eastway Drive, Wilderness Lane, Burnett Rd, Tombeck Lane, Garnett Road and Catoe Road. Online petition **https://https://www.change.org/p/stop-north-of-nine-housing-development?redirect=false**

Name	Address	Phone number	Email	Signature
34. Kathryn A. Hayes	1754 Burnette St.	803-246-2312	hankahayes@yahoo.com	Kathryn A. Hayes
35. Robin T. Hayes	1754 Burnette St	803 276-2311	srawind@comporium.net	Robin T. Hayes
36. Matthew Timmons	1080 Garnette Rd	843-319-4702	Matthtimmons84@gmail.com	Matt Timmons
37. FAILE Phyllis	1089 GARNETTE Rd	803-287-7723		Phyllis Faile
38. ROBERT CARROLL	1121 GARNETTE	803-283-7159	SRBCARROLL@COMPORIUM.NET	Robert Carroll
39. Anna Heavner	1134 Garnette	980 241 3927	willowrose@gmail.com	Anna
40. Sandy Sims	1150 Garnette Rd	803-285-6430	SSSROS@Comporium.Net	Sandy Sims
41. Roger Sims	1158 GARNETTE	803-285-6470	RogerSims2018@gmail	Roger Sims
42. John Sistare	1096 GARNETTE	803 2899782		John Sistare
43.				
44.				

I am signing this petition SD2022-0175 to OPPOSE the new connection of a new road from the "North of Nine" development connecting to Hollybrook Lane and the surrounding streets, Eastway Drive, Wilderness Lane, Burnett Rd, Tombeck Lane, Garnett Road and Catoe Road. Online petition **https://https://www.change.org/p/stop-north-of-nine-housing-development?redirect=false**

	Name	Address	Email	Signature
89.	Mark Shaw	1957 Hardwick	shawconcrete@aol.com	Mark Shaw
90.	Mary Notaliday	1871 Hardwick Ln	[illegible]	Mary Notaliday
91.	Henry B. Williams	1837 TOMBECK LN	WILLIAMS.ZEDNE@YAHOO.COM	Henry B. Williams
92.	Barbara Rutledge	1837 Tombeck Lane	barrutledge@comporium.net	Barbara Rutledge
93.	[illegible]	1815 Tombeck Ln	[illegible]	[illegible]
94.	[illegible]	1815 Tombeck Ln	[illegible]	[illegible]
95.	Neil Vincent	1818 Tombeck Ln	[illegible]	Neil Vincent
96.	Corey Howell	1805 Tombeck Ln	[illegible]	Corey Howell
97.	[illegible]	1743 Tomlock		[illegible]
98.	James Canavan	1724 Tombeck Lane		James Canavan
99.	Tonya Canavan	1724 Tombeck Ln		Tonya Canavan
100.	RONALD E MILLS	1757 Hollybrook LANE	rpmills@comporium.net	Ronald E Mills

Scan me!

RZ2022-0175 aka Gabriel Jon Hardy "North of Nine" Subdivision

Bill Meken 1972 Hollybrook Lane, Lancaster, SC 29720

I am here with concerns about the North of Nine subdivision.

The Traffic Impact Analysis that was done is flawed. It states no line of sight issues, and 35 mph on Hollybrook Lane.

Hollybrook Lane has a tight S curve with a posted 10 mph speed limit, another section has a tight 90 degree turn with no line of sight, and another section with a curve and side road intersection. The road also has a blind crest hill.

Eastway Drive turning onto Pageland Hwy 9 is a dangerous intersection now with the amount of traffic that the area currently has, and adding more traffic from this development is a disaster waiting to happen.

These roads, Eastway, Hollybrook, and Burnette were never designed for the amount of traffic that this development will generate.

To use Hollybrook Lane as a road into and out of this development is a mistake that will have disasterous consequences. EMS, police, and fire will be delayed in their response times to emergencies.

I believe that the Builder should have direct access to Pageland Hwy 9. Their plan shows land right up to 9 that could be used for an entrance and exit.

This development will add hundreds of auto trips 2 times a day and Post Office, UPS, FedX, Amazon and others daily to roads that were never designed to accommodate that much traffic.

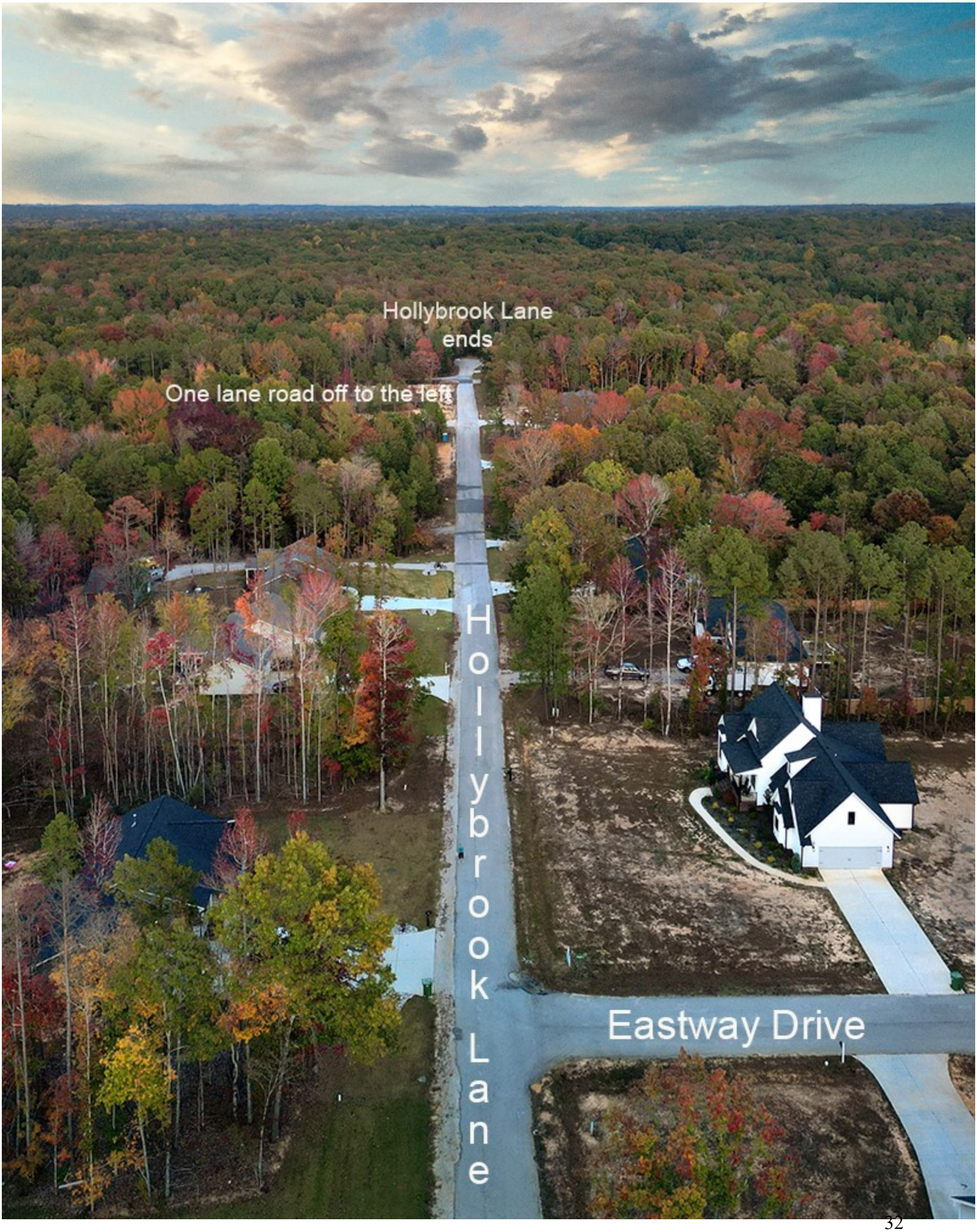
I am asking that you actually go and drive all of these roads to actually see the situation.

The only benefit from this development is to the Builders bank account.

It does not fit the aesthetics of the surrounding area. It will have a negative effect on the property values of the current homeowners, it will lower the quality of life by going from a peaceful, quiet, safe street to a dangerous, noisy place.

Just because there is land, doesn't mean that we need to put in large developments like this if the infastructure can't properly handle it.

Please do not let the Builder use Hollybrook Lane. You were appointed to serve for the good of the people and the community. This project does not help or provide any benefits to the community. It does just the opposite.


Hollybrook Lane
ends
One lane road off to the left
Hollybrook Lane
Eastway Drive

Citizen Comment

Lancaster County

Submitted On:
Jan 17, 2023, 03:21PM EST

Agenda Item for Discussion:	Traffic Impact Analysis and Connection of "North of Nine" Subdivision to Eastway
Meeting Date:	January 17, 2023 03:14 PM
Full Name	**First Name:** Ken **Last Name:** Bailey
Phone Number	8032890222
Email	ken_bailey@comporium.net
Address:	1812 Burnette Street, Lancaster, SC 29720
Citizen Comment - Regarding Agenda Item:	I speak against opening access to Hollybrook Lane from the proposed North of Nine subdivision. One of the reasons my wife and I chose to buy our house in Eastover Estates back in 1989 was because Burnette St. was not a through street. The intersection of Hollybrook Lane and Burnette St. is the corner of our property. Not living on a through street assured us of minimal traffic past our house and a quieter neighborhood. We do not want more traffic passing through our neighborhood.

5. Public Items

d.) UDO-TA-2022-2606 **Chapters 2 and 4**

Proposed amendments to UDO Chapters 2 and 4 related to residential density, lots sizes, open space, and other dimensional requirements within the MDR District and Cluster Subdivision Overlay Districts.

Background

Summer/Fall 2022

- Active discussion regarding growth management and an interim ordinance

November Committee of the Whole

- Council re-engagement and amendment framework

December Committee of the Whole

- Further Council discussion and official initiation of UDO amendment

Overview

Council's Goals for Amendment

- Reduce density
- *Right-size* dimensional requirements for lots
- Reduce neighborhood parking issues
  - Avoids having to develop on-street parking ordinance
- More useable open space and more attractive streetscapes

Recognizes Future Growth Within Cane Creek Sewer Basin and Timeline for Full UDO Rewrite

Amendment Overview

Lancaster County South Carolina

MDR District Changes

- Increases min. lot size to 12,000 sq. ft. (10,000 sq. ft. existing)
  - Addresses front setback changes

  - Makes it consistent with CSOD. Will discuss further

STANDARD	Low Density Residential (LDR)	Medium Density Residential (MDR	Professional Business (PB)	Neighborhood Business (NB)	General Business (GB)	Regional Business (RB)
1. DEVELOPMENT STANDARDS						
A. District/Development Area (min)	n/a	n/a	n/a	n/a	n/a	n/a
B. Development/District Exterior Setback/Buffer	n/a	n/a	n/a	n/a	n/a	n/a
C. Density (max)	1.5 unit/acre	~~2.5~~ 2.0 units/acre(6)	n/a	n/a	n/a	n/a
D. Open Space (min)	10%	20%(7)	n/a	n/a	n/a	n/a
E. Park Space (min)	5%	5%	n/a	n/a	n/a	n/a
2. LOT STANDARDS						
A. Lot Area (min)	29,040 sf	~~10,000~~ 12,000 sf	5,000 sf	n/a	n/a	n/a
B. Lot Width at Front Setback (min)	90 ft Water/Sewer OR 130 ft Septic See Below (5)	70 ft Water/Sewer OR 130 ft Septic See Below (5)	100 ft	100 ft	100 ft	100 ft
C. Pervious Surface (min)	45%	45%	24%	24%	24%	24%
3. PRINCIPAL BUILDING						
A. Principal Front Setback (min)	40 ft	30 ft~~40 ft~~ (8)	10 ft	25 ft	50 ft	50 ft
B. Street Side/Secondary Front Setback (min)	20 ft	15 ft	10 ft	10 ft	15 ft	15 ft
C. Side (from adjacent lot) Setback (min)	20 ft	10 ft	10 ft	10 ft	15 ft	15 ft
D. Rear Setback (min)	25 ft	25 ft	10 ft	10 ft	15 ft	15 ft
E. Other Standards	n/a	n/a	See Below (4)	See Below (4)	See Below (4)	See Below (4)
4. ACCESSORY STRUCTURE						
A. Side Setback	5 ft	5 ft	40 ft	40 ft	50 ft	50 ft
B. Rear Setback	5 ft	5 ft	30 ft	30 ft	30 ft	30 ft
C. Other Standards	See Below (1,3)	See Below (1, 2)	See Below (1, 2)	See Below (1,2)	See Below (1, 2)	See Below (1, 2)
5. PARKING CONFIGURATION						
A. Parking Location per Section 7.2.3	See Chart 7.2	See Chart 7.2		Per building type	Per building type	Per building type
B. Parking in Exterior Setback/Buffer	n/a	n/a	n/a	n/a	n/a	n/a
6. BUILDING HEIGHT						
A. Principal Building (max)	35 ft	35 ft	35 ft	35 ft or 3 stories (whichever is greater)	35 ft or 3 stories (whichever is greater)	50 ft
B. Accessory Structure (max)	2 stories	2 stories	35 ft	35 ft	35 ft	35 ft
C. Additional Height Permitted with Additional Setback	n/a	n/a	n/a	n/a	1 ft additional height permitted with each 2 ft horizontal setback	1 ft additional height permitted with each 2 ft horizontal setback

1. *Accessory structures over 600 sf must comply with principal setback requirement.*
2. *No accessory structures may be located on corner lots between the street and wall line of the principal structure.*
3. *No accessory structures may be located on corner lots between the street and wall line of the principal structure, unless front setback requirements are provided on both streets.*
4. *For any nonresidential structure which is located immediately adjacent to a single family residential use or district, the lot boundary line minimum distance shall be determined as follows: For every foot building height, the developer shall provide setbacks equal to the height of the building. At no time shall the setback be less than what is indicated in the above table.*
5. *Any development/ subdivision connected to both public water and sewer shall utilize the alternate dimensional standards given in the table.*
6. Major subdivisions in the MDR District shall comply with the Maximum Density requirements of UDO

Lancaster

Waterside at the Catawba

- 5,000 sq ft lots

Sutton Mill

- 7,500 sq ft lot
- Hardy Drive (Rock Hill)

Amendment Overview

Lancaster County South Carolina

Cluster Subdivision Overlay District (CSOD)-Version 2

- Establishes 70-ft min. lot width
  - Establishes 9,500 sq. ft. min. lot area
- Allows up to 49% of the lots to be min. 50-ft wide
  - Establishes 7,000 sq. ft. min. lot area
- More flexibility in varying lot types?

B. MINIMUM LOT AREA

The minimum lot area (in square feet) per dwelling unit within a cluster subdivision shall be ~~5,000~~ 9,500 square feet. This shall be the minimum lot area allowed for any lot with the minimum lot width of 70 ~~50~~ -feet, as defined in Section C below. The minimum lot area per dwelling unit may ~~shall increase~~ decrease proportionately with any ~~increase~~ decrease in lot width, as referenced in Sections 4.4.1.C and D.

C. MINIMUM LOT WIDTH

In a cluster subdivision, where both central water and sewer services are available and adequate, the minimum lot width shall be ~~50~~70-feet except as specified in Section 4.4.1.D below.

D. VARIETY OF LOT SIZES

Individual lots in a cluster subdivision ~~shall~~ may vary in size and layout. Up to 49% of the lots may have a minimum lot width of 50-ft. with a minimum lot area of 7,000 sq. ft. ~~No more than 34 percent of the lots in a cluster subdivision shall have a single designated lot width.~~ The following shall also apply:

~~1. The minimum separation between any two designated lot widths shall be 10 feet. For example, if 34 percent of the total number of lots has a lot width of 50-feet, 34 percent could have a lot width of 60 feet, and the remaining could have a lot width of 70- feet or greater~~

Amendment Overview

Lancaster County South Carolina

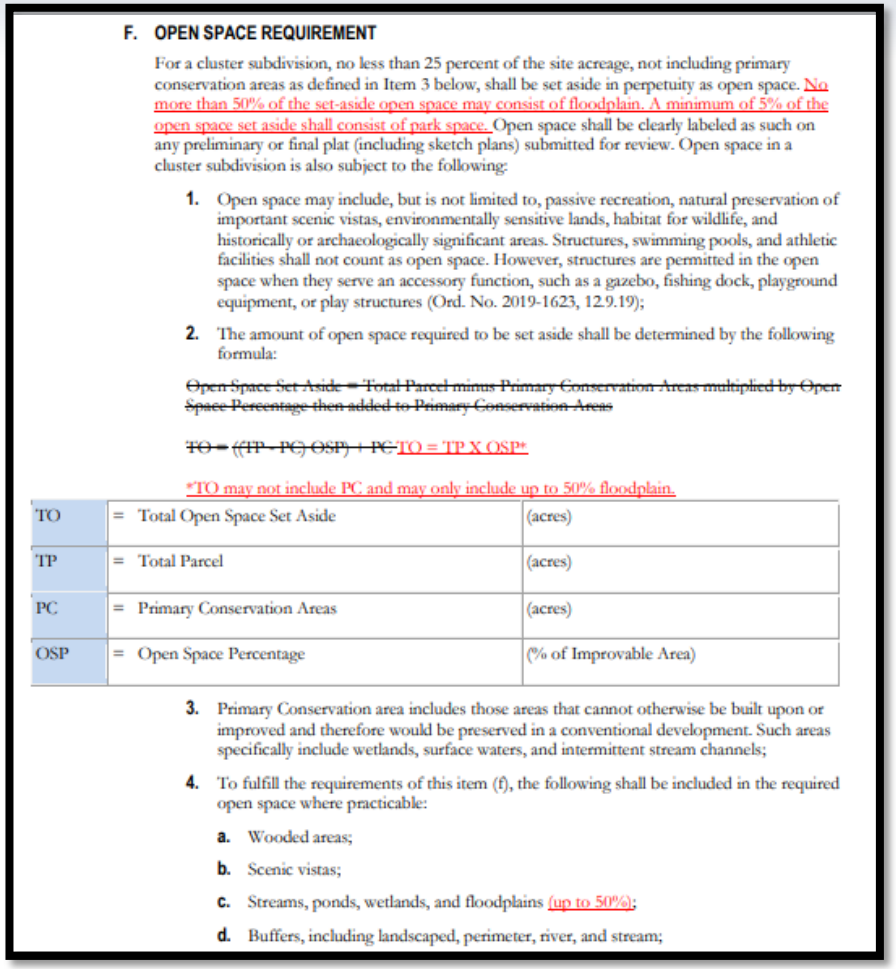
Open Space and Block Face (MDR and CSOD)

Open Space

- Limit floodplain acreage to 50% within required OSP Calculation
- Updated example OSP calculation

Block Face

- Require block face to be broken up with OSP or street intersection
- Did not create oversized lot provision discussed at PC workshop
  - Long-term administration challenges



F. OPEN SPACE REQUIREMENT

For a cluster subdivision, no less than 25 percent of the site acreage, not including primary conservation areas as defined in Item 3 below, shall be set aside in perpetuity as open space. No more than 50% of the set-aside open space may consist of floodplain. A minimum of 5% of the open space set aside shall consist of park space. Open space shall be clearly labeled as such on any preliminary or final plat (including sketch plans) submitted for review. Open space in a cluster subdivision is also subject to the following:

1. Open space may include, but is not limited to, passive recreation, natural preservation of important scenic vistas, environmentally sensitive lands, habitat for wildlife, and historically or archaeologically significant areas. Structures, swimming pools, and athletic facilities shall not count as open space. However, structures are permitted in the open space when they serve an accessory function, such as a gazebo, fishing dock, playground equipment, or play structures (Ord. No. 2019-1623, 12.9.19);
2. The amount of open space required to be set aside shall be determined by the following formula:

~~Open Space Set Aside = Total Parcel minus Primary Conservation Areas multiplied by Open Space Percentage then added to Primary Conservation Areas~~

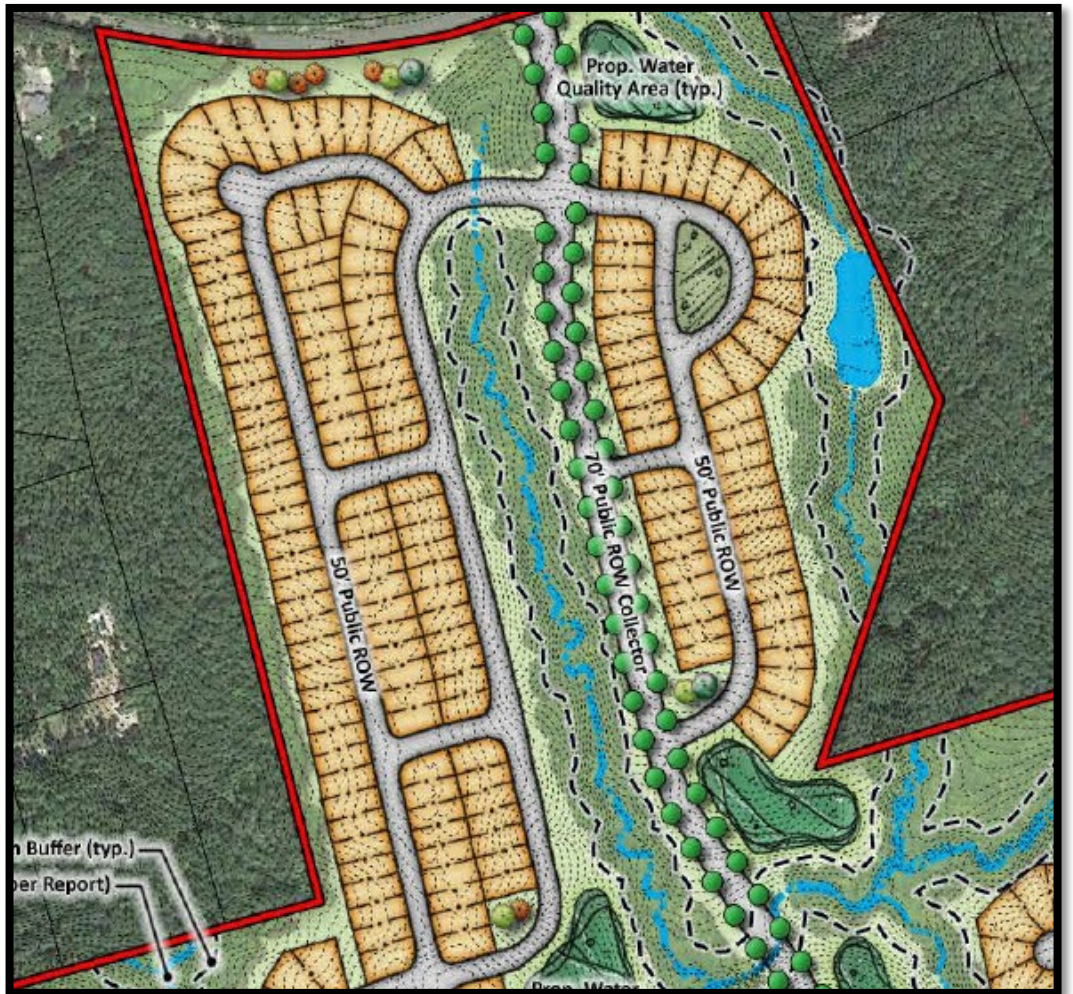
~~TO = ((TP - PC) OSP) + PC~~ TO = TP X OSP*

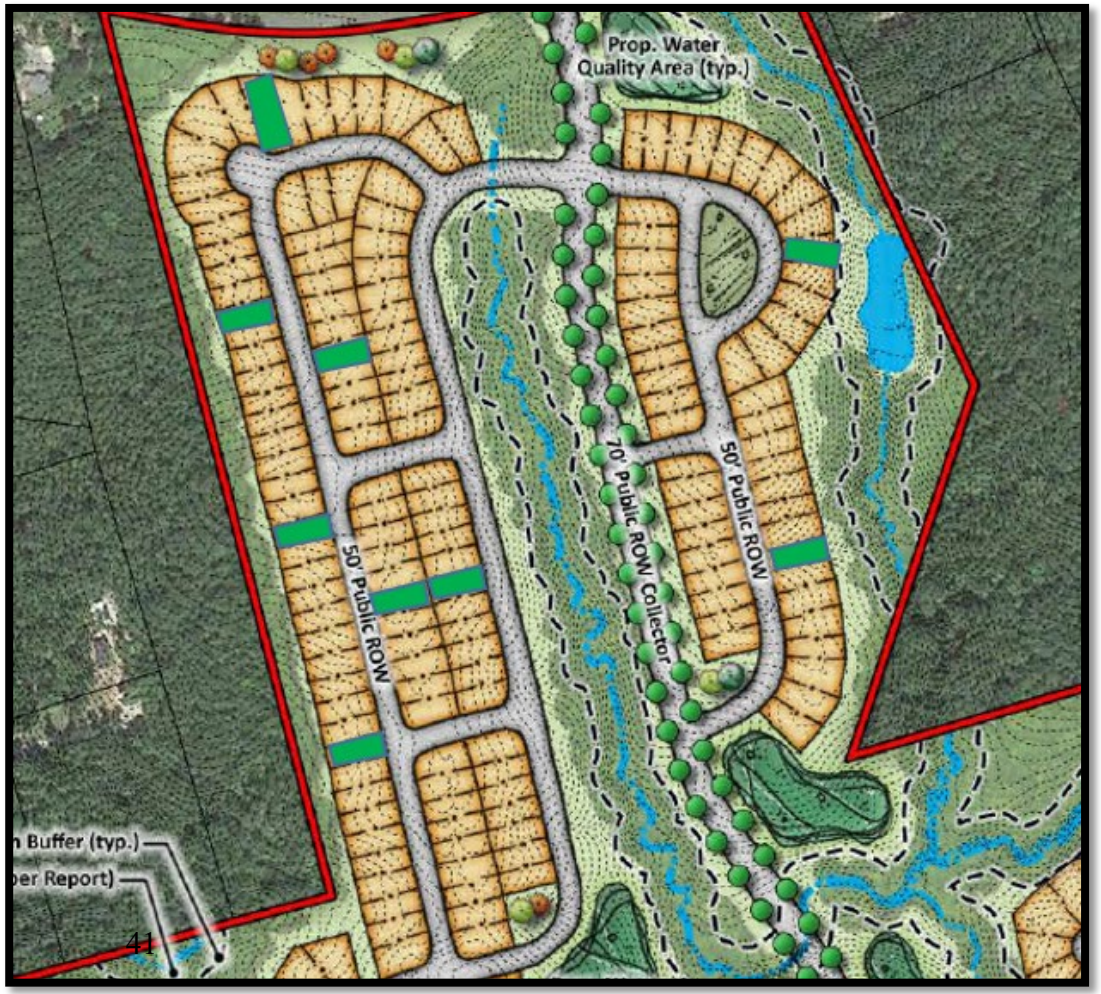
*TO may not include PC and may only include up to 50% floodplain.

TO	= Total Open Space Set Aside	(acres)
TP	= Total Parcel	(acres)
PC	= Primary Conservation Areas	(acres)
OSP	= Open Space Percentage	(% of Improvable Area)

3. Primary Conservation area includes those areas that cannot otherwise be built upon or improved and therefore would be preserved in a conventional development. Such areas specifically include wetlands, surface waters, and intermittent stream channels;
4. To fulfill the requirements of this item (f), the following shall be included in the required open space where practicable:
   a. Wooded areas;
   b. Scenic vistas;
   c. Streams, ponds, wetlands, and floodplains (up to 50%);
   d. Buffers, including landscaped, perimeter, river, and stream;

Potential Amendments
Block Face Breaks



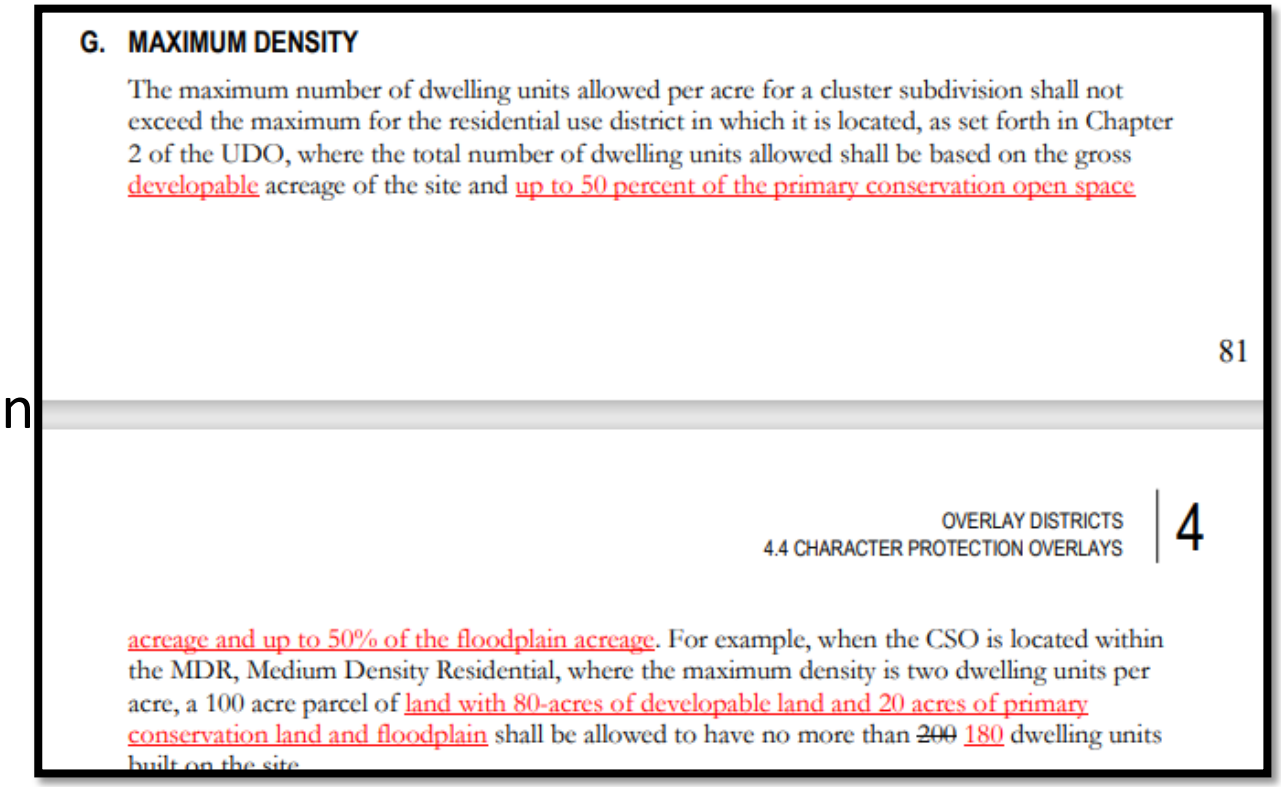


Amendment Overview

Lancaster County
South Carolina

Density Calculation (MDR and CSOD)

- Creates net-density calculation versus gross density calculation using total site acreage
- Limits Primary Conservation OSP and Floodplain to 50% in density calculation
- Staff concerns regarding impact on projects



G. MAXIMUM DENSITY

The maximum number of dwelling units allowed per acre for a cluster subdivision shall not exceed the maximum for the residential use district in which it is located, as set forth in Chapter 2 of the UDO, where the total number of dwelling units allowed shall be based on the gross developable acreage of the site and up to 50 percent of the primary conservation open space

81

OVERLAY DISTRICTS
4.4 CHARACTER PROTECTION OVERLAYS
4

acreage and up to 50% of the floodplain acreage. For example, when the CSO is located within the MDR, Medium Density Residential, where the maximum density is two dwelling units per acre, a 100 acre parcel of land with 80-acres of developable land and 20 acres of primary conservation land and floodplain shall be allowed to have no more than ~~200~~ 180 dwelling units built on the site

Recommendation

Staff recommends **approval** of amendments with further consideration on density calculation change

PC feedback needs to reflect which version of amendment they wish to forward with a recommendation

5. Public Items

e.) UDO-TA-2022-2602 **Chapter 6.4**

Proposed amendment to UDO Chapter 6.4 related to Connectivity requirements. Specifically, the number of lots which may access off of a dead end road.

Background

Current Regulations:

- A dead end road may not be longer than 800 feet long;
- No more than 20 lots may take access off of a dead end road.

Reasoning:

- Emergency Management Access
- Sound Land Use Planning Principles

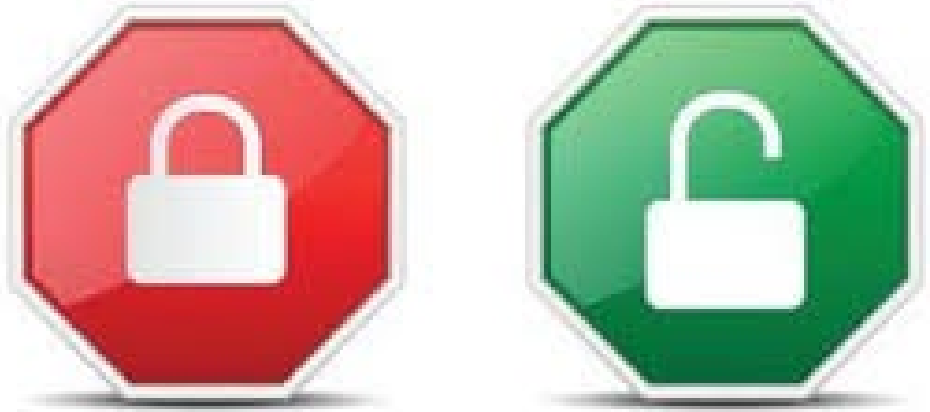
Problem:

- There are a number of dead end roads throughout the County that existed prior to the adoption of the Current UDO (11-28-2016), which exceed both the maximum length and maximum number of lots.

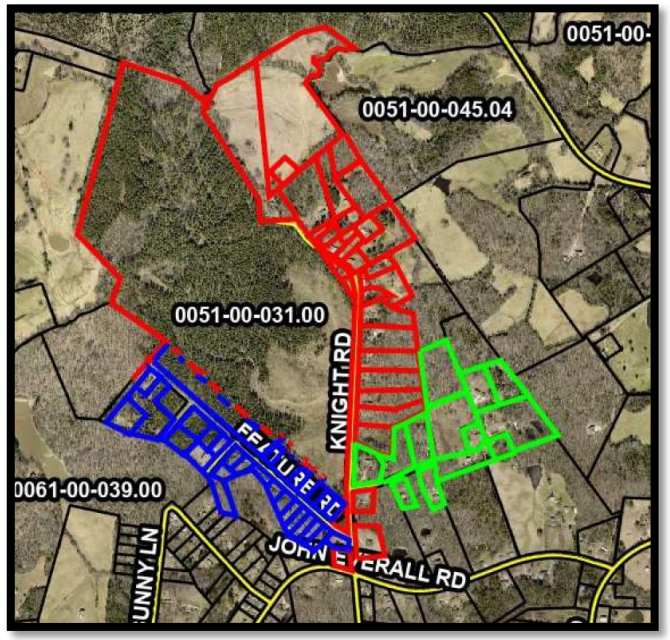
Objective:

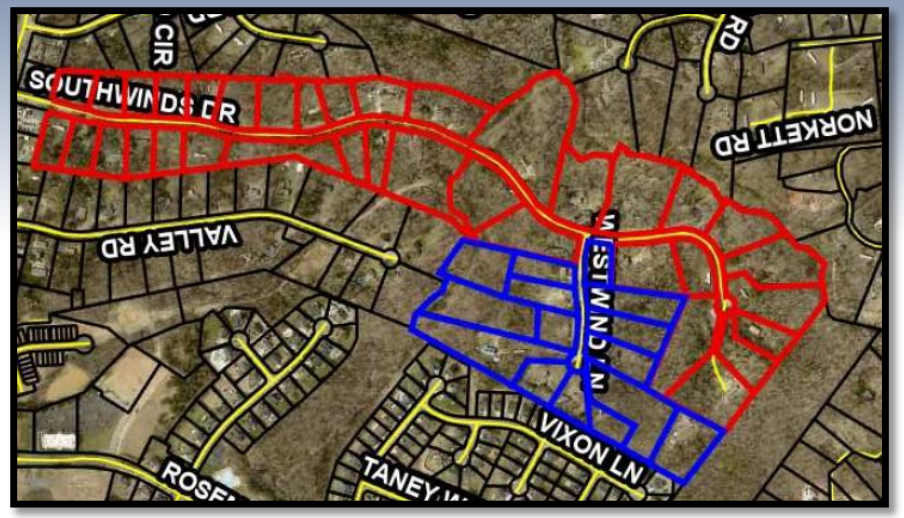
- Concerns from constituents and a failed request to a variance from these regulations (VAR-2022-2006) brought this issue to the attention of County Council in late 2022

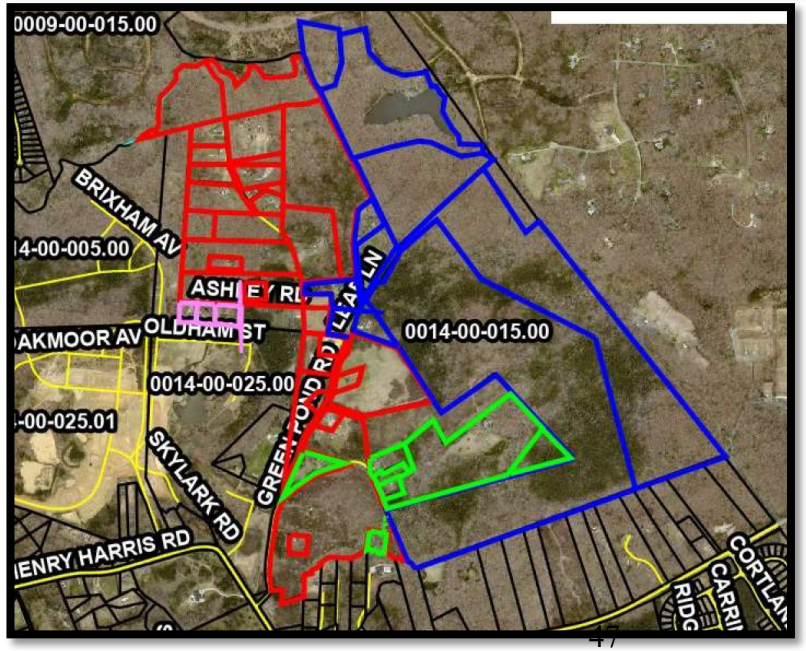
- County Council directed Planning Staff to prepare a text amendment which could provide relief to property owners on roads which existed prior to the adoption of the current UDO



Examples


0051-00-045.04
0051-00-031.00
KNIGHT RD
0061-00-039.00
JOHN EVERALL RD


VALLEY RD
NORKETT RD
VIXON LN


0009-00-015.00
BRIXHAM AV
OLDHAM ST
0014-00-015.00
0014-00-025.00
SKYLARK RD
HENRY HARRIS RD

0013-00-021.00
DOBYS BRIDGE RD
KATHY DIANNE DR
EVERETT LN
0013-00-100.00

Proposal

- Exempt all roads constructed prior to the adoption of the current UDO (adoption date: 11-28-2016) from the following standards:
  - Block Length
  - Block Width
  - Through Block Connections
  - Maximum Length of a dead-end road
  - Number of Lots taking access via a dead-end road

- In the event that a road is extended to facilitate new development all standards shall apply

Disclaimer

- While this amendment may unlock the ability to subdivide parcels taking access via a dead-end road there may be other mitigating factors

- Other factors include:
  - Previous subdivisions of the property
  - Zoning compliance
  - Access via an easement or private drive

Agenda Item Summary

Ordinance # / Resolution #: February 2, 2023 Workshop Minutes
Contact Person / Sponsor: J. Bryan
Department: Planning
Date Requested to be on Agenda: 2/21/2023

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
February 2, 2023 Workshop Minutes	2/3/2023	Exhibit

MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION
CHARLES DEESE, DISTRICT 3, CHAIRMAN
JAMES BARNETT, DISTRICT 5, VICE-CHAIRMAN
TAMECCA NEELY, DISTRICT 2
, DISTRICT 4
SHEILA HINSON, DISTRICT 6
ALAN PATTERSON, DISTRICT 1
BEN LEVINE, DISTRICT 7
CLERK: JENNIFER BRYAN

Lancaster County
South Carolina

MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION WORKSHOP MEETING

February 2, 2023 5:00 P.M.
MINUTES

1. Roll Call: Chairman Deese called the meeting to order at 5:00 p.m.

Members Present:
Jim Barnett Charles Deese Sheila Hinson
Ben Levine Alan Patterson **Absent**: Tamecca Neely

Others Present:
Rox Burhans, Division Director Ashley Davis, Planner
Matthew Blaszyk, Planner Clerk: Jennifer Bryan

Judianna Tinklenberg, newly appointed Commissioner for District 4, signed the Oath of Office.

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-2022-2126 Corey Baker a/k/a Possum Hollow C-Store

Deferred from 1/17/2023: Conditional Use Permit application by Corey Baker to allow Vehicle Services: Minor Maintenance and Repair at 8857 Charlotte Highway (TM 0010-00-037.00), for a proposed Convenience Store with Gas Station and Carwash.

Staff Presentation: Ashley Davis, Senior Planner

Discussion:

- Revised plan deletes oil change facility, adds carwash. [See attachment]
- Plan still includes ingress/egress on 521, despite Staff comment to remove. Highway corridor access management requirements not met.
- TIA not required at this point.
- Applicant has made inquiries about a sign variance.

- Is there a way to recommend dedicated turn lane on Possum Hollow? PC can recommend it, but Council cannot make it a requirement for approval in the absence of a TIA.
- CU can be denied on the basis of a site plan not meeting UDO requirements.
- Ask Engineering to look at the egress into 110 foot taper on Possum Hollow.

b. CU-2022-2447 Tidal Wave Auto Spa

Application by Advanced Engineering Services LLC for a Conditional Use Permit for Minor Maintenance and Repair (Auto) at location 4138 Doby's Bridge Road (TM# 0013-00-015.00), for the purpose of developing an automated car wash.

Staff Presentation: Matthew Blaszyk, Planner

Discussion:

- Existing Gate gas station, convenience store, and underground tanks will be removed.
- Impervious surface will be decreased
- Plan provides access to land-locked parcel on corner
- Sidewalks will be required in Highway Corridor Overlay

c. UDO-TA-2023-0073 Sec 5.5.12, CWP Exemption

Application by Lancaster County Administration to amend UDO Section 5.5.12 Shooting Ranges, to exempt CWP-only shooting ranges (Concealed Weapon Permit) from requirements of subsections (C), (D), (F) and (H) of 5.5.12. All other requirements applicable to shooting ranges would still apply.

Staff Presentation: Ashley Davis, Senior Planner

Discussion:

- County Attorney John DuBose will present the item on February 21, 2023
- Staff has concerns about equitable application and long-term consequences, and possible legal challenges.

3. Other:

a. Review of Next Month's Agenda
Pre-submittal conferences have taken place for two rezonings and one Conditional Use, but applications are not submitted/complete

4. Adjourn

Meeting was adjourned at 6:07 pm.

VICINITY MAP

N.T.S.

SITE DATA

CURRENT OWNER:	ROSS M R ESTATE	
PIN:	LOT: 0010-00-037.00	ACREAGE:
DB:	E-6, PG. 2687	11.95 AC
PB:	PB. 2015, PG. 918	
ADDRESS:		8857 CHARLOTTE HWY, INDIAN LAND SC 29707
CURRENT ZONING:		GB (GENERAL BUSINESS)
CHARLOTTE HIGHWAY (SC 521) SETBACK:		50'
POSSUM HOLLOW ROAD SETBACK:		15'
SIDE YARD:		15'
REAR YARD:		15'
PROPOSED DEVELOPMENTS		
CONDITIONAL USE	PROPOSED USE:	GAS STATION/CONVENIENCE STORE
	BUILDING GROSS FLOOR AREA:	4,650 SF
	PARCEL AREA:	2.15 AC
	PROPOSED IMPERVIOUS AREA:	1.35 AC (61%)
CONDITIONAL USE	PROPOSED USE:	MINOR VEHICULAR MAINTENANCE/REPAIR SERVICE (CAR WASH)
	BUILDING GROSS FLOOR AREA:	4,160 SF
	PARCEL AREA:	1.24 AC
	PROPOSED IMPERVIOUS AREA:	0.98 AC (79%)

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE RAMPS (TYPE A, TYPE B, TYPE C)
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- BUFFER LINE
- WETLANDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
3430 Toringdon Way
Suite 110
Charlotte, NC 28277
phone 704. 527. 0800
fax 919. 361. 2269
license number: C-00552
www.mcadamsco.com

CLIENT

C4 CStore Holdings, LLC
121 WEST TRADE STREET, SUITE 2550
CHARLOTTE, NORTH CAROLINA 28202
PHONE: 704.414.7472

CROSLAND SOUTHEAST

C-STORES - POSSUM HOLLOW RD

PRELIMINARY DRAWINGS
CONDITIONAL USE PLAN
8857 CHARLOTTE HIGHWAY (SC 521)
INDIAN LAND, SOUTH CAROLINA 29707

NORTH CAROLINA CERTIFICATE OF AUTHORIZATION
THE JOHN R. McADAMS COMPANY, INC.
C-0293

SOUTH CAROLINA PROFESSIONAL ENGINEER
No.37969
MICHAEL D. DAVIS
1/20/23

REVISIONS

NO.	DATE

PLAN INFORMATION

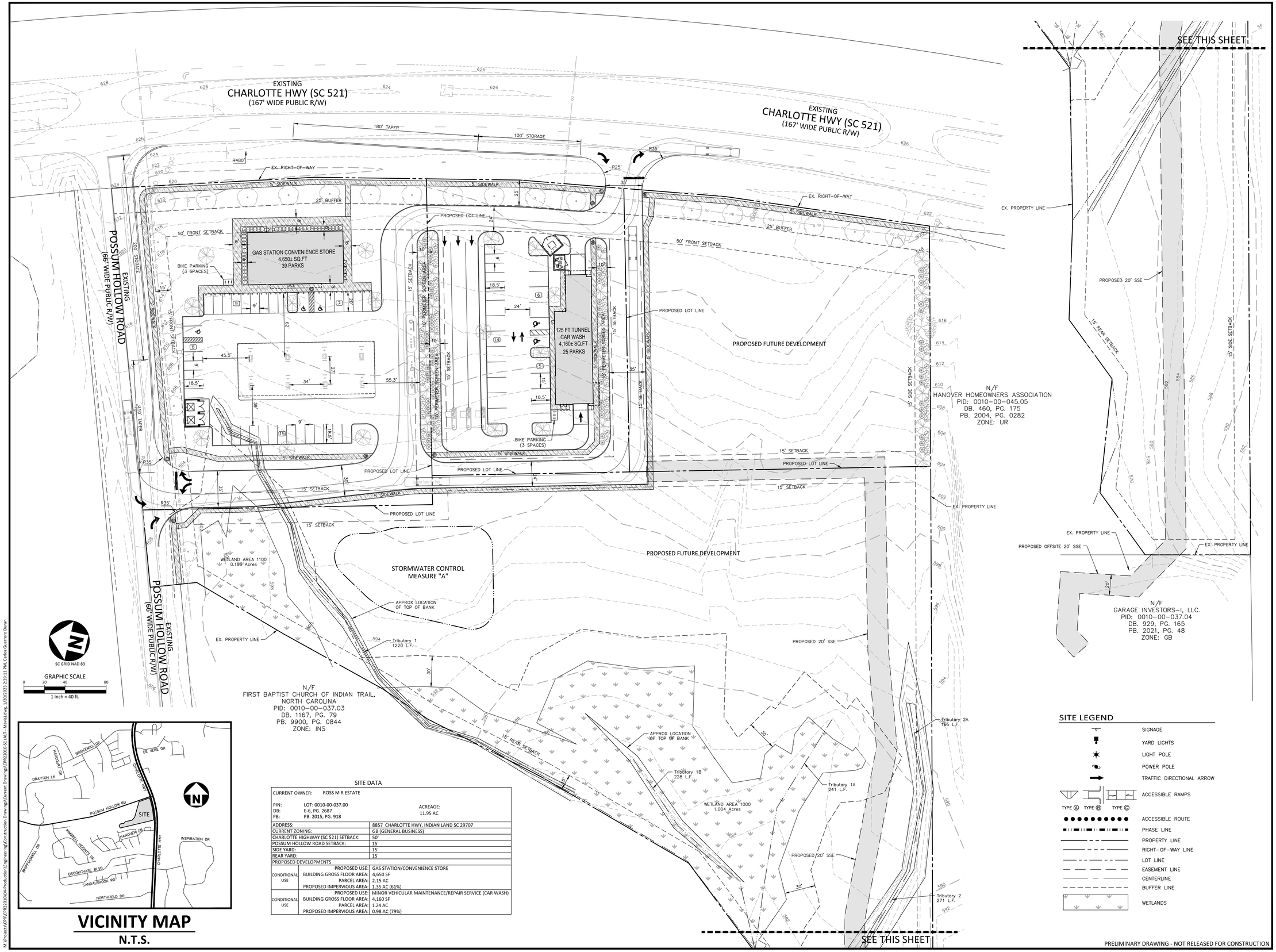
PROJECT NO.	CPR22010
FILENAME	CPR22010-S1 (ALT - Mavis)
CHECKED BY	MDD
DRAWN BY	CEG
SCALE	1"=40'
DATE	12. 02. 2022

SHEET

CONDITIONAL USE PLAN

EX.00

M:\Projects\CPR\CPR22010\004-Production\Engineering\Construction Drawings\Current Drawings\CPR22010-S1 (ALT - Mavis).dwg, 1/20/2023 10:35:39 AM, Carlos Guerrero Duran



VICINITY MAP
N.T.S.

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C-STORES - POSSUM HOLLOW RD
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CONDITIONAL USE PLAN
8857 CHARLOTTE HIGHWAY (SC 521)
INDIAN LAND, SOUTH CAROLINA 29707

NORTH CAROLINA
THE JOHN R. McADAMS COMPANY, INC.
C-0293
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
PROFESSIONAL ENGINEER
No.37969
MICHAEL D. DAVIS
1/30/23

REVISIONS

NO.	DATE	
1	01. 20. 2023	PER 1ST COUNTY COMMENTS (CUP)

PLAN INFORMATION

PROJECT NO.	CPR22010
FILENAME	CPR22010-S1 (ALT - Mavis)
CHECKED BY	MDD
DRAWN BY	CEG
SCALE	1"=40'
DATE	12. 02. 2022

SHEET

CONDITIONAL USE PLAN

EX.01

M:\Projects\CPR\CPR22010\04-Production\Engineering\Construction Drawings\Current Drawings\CPR22010-S1 (ALT - Mavis).dwg, 1/30/2023 2:29:11 PM, Carlos Guerrero Duran

Agenda Item Summary

Ordinance # / Resolution #: CU-2022-2126 Corey Baker
Contact Person / Sponsor: A. Davis
Department: Planning
Date Requested to be on Agenda: 2/21/2023

Issue for Consideration:
Conditional Use Permit application by Corey Baker to allow Vehicle Services: Minor Maintenance and Repair at 8857 Charlotte Highway (TM 0010-00-037.00), for a proposed Convenience Store with Gas Station and Carwash.

Points to Consider:
At the time of this report there are six (6) gas stations within the approximately 3 miles from this intersection north the SC/NC state line. There are another five (5) gas stations in the 3 miles south of this site along 521 to the intersection with Van Wyck Road. It should also be noted that staff is aware of approximately four (4) other locations not including this site along this 6 mile stretch of Highway 521 which are in the planning stages of possible gas stations. Based on zoning and entitlements at least two (2) of these gas stations will not require a conditional use permit
In this same 6 mile portion of 521 there are twelve (12) other "minor maintenance and repair" shops –not overlapping with the gas stations above-. This includes tire shops with repair bays, automotive repair shops with repair bays, car washes, and specific oil change facilities.

Recommendation:
Staff recommends **denial** of the plan as proposed.

ATTACHMENTS:

Description	Upload Date	Type
Planning Staff Report	2/14/2023	Planning Staff Report
Revised Application	1/30/2023	Exhibit
Site Plan	2/2/2023	Exhibit
Location Map	1/18/2023	Exhibit
TRC Comments	2/14/2023	Exhibit

PROPOSAL:	Conditional Use Application to Permit Vehicle: Minor Maintenance & Repair
PROPERTY LOCATION:	8857 Charlotte Highway (TM # 0010-00-037.00).
CURRENT ZONING DISTRICT:	General Business (GB)
APPLICANT:	Corey Baker
COUNCIL DISTRICT:	District # 1, Terry Graham
STATUTORY NOTICES:	Sign(s) posted 12/28/2022 at 8857 Charlotte Highway and on Possum Hollow Road frontage Hearing notice published 2/4/2023 in The Lancaster News Mailed notices 2/2/2023 Posted agenda in lobby 2/14/2023

OVERVIEW & BACKGROUND:

Site Information

This site is situated on the southeast corner of the intersection of Possum Hollow Road and Highway 521. The proposed uses requiring a conditional use are a gas station/ convenience store and a Car Wash facility. At the time of this report there are six (6) gas stations within the approximately 3 miles from this intersection north the SC/NC state line. There are another five (5) gas stations in the 3 miles south of this site along 521 to the intersection with Van Wyck Road. It should also be noted that staff is aware of approximately four (4) other locations not including this site along this 6 mile stretch of Highway 521 which are in the planning stages of possible gas stations. Based on zoning and entitlements at least two (2) of these gas stations will not require a conditional use permit

In this same 6 mile portion of 521 there are twelve (12) other "minor maintenance and repair" shops –not overlapping with the gas stations above-. This includes tire shops with repair bays, automotive repair shops with repair bays, car washes, and specific oil change facilities.

Current Proposal & Project Overview

The applicant is seeking a conditional use permit to allow automotive minor maintenance and repair. The subject parcel is 11.95 acres in size, is currently vacant, and is zoned GB. While this is currently one parcel it should be noted that the developer plans to split this into multiple parcels at least two of which are currently planned as minor maintenance and repair.

The current plan submitted for this site has significant conflicts with multiple sections of the Lancaster County Unified Development Ordinance (UDO). Not the least of which is that this plan currently depicts two points of ingress/ egress on to the site; one on Possum Hollow and one on HWY 521. This arrangement would not be allowed by staff pursuant to UDO section 6.8.4.A.4: "Corner parcels located at an intersection of the corridor and an existing or proposed secondary street, including both public and private streets, shall obtain access from the secondary street. Where such parcels have 300 or more feet of corridor frontage, a point of access to the corridor may be considered if no other corridor access

is located within 300 feet, and it adheres to SCDOT standards. Such additional access shall be considered on a case-by-case basis, and is subject to approval by the Administrator". Given the anticipated increase in traffic flow along this portion of Hwy 521 and significant upcoming changes to this portion of 521 due to the approved Exchange mixed-use project it is extremely unlikely that staff would support direct access to Hwy 521 on this parcel. As such any future traffic impact analysis (TIA) should be reflective of a single access on Possum Hollow Road.

The comment above along with other TRC comments -which can be found in exhibit 4- would require significant changes to the site design as proposed on the current concept plan.

Summary of Surrounding Zoning and Uses

Surrounding Property	Zoning District	Use
North	General Business (GB)	Non-conforming residential
South	Planned Development District (PDD)	Hanover Development
East	Mixed Use (MX)	The Exchange (under development)
West	Institutional (INS) General Business (GB)	Church Automotive: Garage Condos

PHOTOS OF PROJECT AREA:

APPLICABLE UDO PROVISIONS:

5.1.2. - CONDITIONAL USE (CU)

A. Conditional Uses are uses which are generally compatible with other land uses permitted in a zoning district but which, because of their unique characteristics or potential impacts on the surrounding neighborhood and/or the County as a whole, require individual consideration in their location, design, configuration, and/or operation at the particular location proposed.

B. All Conditional Uses shall at a minimum meet the standards for the zoning district in which they are located and the specific standards set forth in this article for that use.

C. Individual consideration of the use may also call for the imposition of individualized conditions in order to ensure that the use is appropriate at a particular location and to ensure protection of the public health, safety, and welfare.

D. Approval procedures for Conditional Use permits are found in Chapter 9, Administration.

5.8.6 VEHICLE SERVICES – MINOR MAINTENANCE/REPAIR [NB, GB, RB, LI, HI, MX, IMX]

A. Outdoor Vehicle Storage: All outdoor storage of vehicles awaiting work or pick-up shall be screened by a Type C buffer in accordance with Section 7.1.5. No vehicles or awaiting work or pick-up shall be located closer than 5 feet to any adjoining property line, within a required landscape area, or in any right-of-way. No outside storage of junk vehicles or parts shall be permitted unless a permit for an outdoor storage yard is also obtained.

B. Vehicle Bays: Vehicle bays which are not set perpendicular to the street must be screened from direct view by a hedge or other landscaping. Bays facing the street must also incorporate awnings, windows, and/or other articulation/ornamentation sufficient to reduce the impact of the repair bays on the street as determined by the Technical Review Committee (TRC).

C. Noise: No noises resulting from the occasional repair or maintenance of a motor vehicle shall be audible at or beyond the property line between 8 PM and 7 AM the following morning. Intercom/sound systems shall not be audible at or beyond the property line.

D. Repair Work: All repair work shall be conducted entirely within an enclosed structure; car wash activities may be done outside when all requirements of stormwater management are met.

E. Screening: All boundaries of a property containing such uses that directly adjoin a Single Family residential district shall be buffered with a solid fence extending from the ground to a height of not less than 6 feet and a Type B buffer.

F. Accessory Structure Location: Accessory structures such as self-service vacuum cleaners, air pumps, and other self-service structures must be setback 50 feet from any residential use and 25 feet from any right-of-way.

G. Fueling Islands: Each drive-up fueling facility permitted under this title shall have off-street driveway stacking space that shall not inhibit or impede access to or from any parking space or drive.

H. Lighting

1. Canopy lighting fixtures shall be hidden inside a canopy so as not to be visible from offsite.

2. Freestanding lighting fixtures shall not exceed 15 feet in height if the use adjoins an existing residential district or residential lot. All light fixtures shall be cutoff luminaries that block the light source from off-site view.

I. Car Wash Allowed as Accessory Use: A one-bay car wash may be allowed as an accessory use. The car wash shall meet the setbacks for the principal use and not exceed 900 square feet in area. The car wash bay shall not be oriented toward the public right-of-way. Car washes are required to have operational recycled water systems where a minimum of 50 percent of water utilized is recycled.

STAFF RECOMMENDATION:

Staff recommends **Denial** of this conditional use application to permit Minor Maintenance and Repair.

ATTACHMENTS:

1. Conditional Use Application
2. Location Map/ Zoning Map
3. Concept Plan
4. TRC/Evolve Comments

STAFF CONTACT:

Ashley Davis
Senior Planner
adavis@lancastersc.net
803-416-9433

dotloop signature verification: dtlp.us/81Iy-2oiG-faAM

Planning Department
P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lancastercountysc.net
www.mylancastersc.org

CONDITIONAL USE APPLICATION

SUBMITTAL REQUIREMENTS

- Completed Application
- Signatures of Applicant and Property Owner
- All items noted on the Conditional Use Plan Checklist
- Fees associated with review

GENERAL INFORMATION

Property Address 8857 Charlotte Highway

City Indian Land State SC Zip 29707 Tax Parcel ID 0010-00-037.00

Current Zoning GB Current Use Vacant houses

Total Acres 11.95 Acres Surrounding Property Description Mixed Use to the East Church to the West, Vacant to the North & Townhomes to the South

Proposed Conditional Use Vehicle Services - Minor Maintenance/Repair (C-Store with Gas, and Carwash)

CONTACT INFORMATION

Applicant Name Corey Baker

Address 801 East Blvd

City Charlotte State NC Zip 28203 Phone

Fax Email cbaker@csere.com

Property Owner Name M R Ross Estate

Address 8502 Possum Hollow Rd

City Indian Land State SC Zip 29707 Phone 803-504-7356

Fax Email sanamullis@msn.com

dotloop signature verification: dtlp.us/81Iy-2oiG-faAM

APPLICATION CERTIFICATIONS

I hereby certify that I have read this application and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable County ordinances and state laws related to the use and development of the land. I further certify that I am the property owner, or his/her authorized agent, or the subject property. I understand that falsifying any information herein may result in rejection or denial of this request.

_____ 11/28/2022

Applicant Date

Nancy Mullis dotloop verified 11/29/22 11:04 AM EST WXPA-YIXQ-45YL-XOYH _____

Property Owner(s) Date

Attach owner's notarized written authorization with property information if the applicant is not the owner.

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

SCHEDULE/PROCESS

1. **Submit Application**
   - The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
   - Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
   - An application withdrawal should be made in writing and received prior to public notice in order to receive a refund.
   - Conditional Use Application Fee - $325.00

2. **Planning Commission**
   - Conducts a public hearing on the application to receive input from Lancaster County citizens, applicant, and other interested parties.
   - Reviews the application to ensure it is consistent with the Lancaster County Unified Development Ordinance, Comprehensive Plan, and all adopted County plans.
   - Makes a recommendation to the County Council.

3. **County Council**
   - Approves, denies, or submits application to the Planning Commission for further study.
   - Action requires a resolution for approval.
   - Subsequent to County Council action, notice of action will be provided to the applicant,

dotloop signature verification: dtlp.us/81Iy-2oiG-faAM

CONDITIONAL USE PLAN CHECKLIST

- ✓ The size of the plan and number of copies should conform to the following: Eight copies that are 24" x 36" (full size) and Two copies that are 11" x 17" (reduced size).
- ✓ A descriptive location of the property and vicinity map at a scale of not less than one inch equals one mile.
- ✓ Proposed name of the development.
- ✓ The date of the survey or plan.
- ✓ All plans shall be embossed with the seal and signature of the engineer/surveyor responsible for the work.
- ✓ A graphic scale and numerical scale shall be shown on the plan.
- ✓ The North arrow shall be shown and be accurately correlated with the courses with indications as to whether it is true, magnetic or grid.
- ✓ Total acreage and boundaries of the development shall be shown on the plan.
- ✓ All existing and proposed uses of land throughout the tract shall be shown on the plan.
- ✓ Topography of the site with a contour interval of not more than 5 feet shall be shown on plan.
- ✓ Typical arrangement of existing and proposed buildings and structures, including dimensions, elevations, uses, and setbacks shall be shown on the plan.
- ✓ Location of adjoining property lines and existing buildings shall be shown on the plan.
- ✓ The names of adjacent landowners, lot and/or block numbers, highways, streets, and named waterways shall be shown.
- ✓ All property lines shall be defined by course and horizontal distance. All property lines shall be plotted to the scale shown in the title.
- ✓ All easements and rights-of-way of existing and proposed buildings and structures shall be shown and shall include their widths and center lines.
- ✓ All existing street intersections shall be shown on the plan.
- ✓ Proposed parking areas and traffic circulation shall be shown on the plan.
- ✓ Exact ratio of impervious surfaces to lot area shall be shown.
- ✓ At a minimum the plan shall include basic landscape information such as the location and dimension of required buffer yards.

dotloop signature verification: dtlp.us/81Iy-2oiG-faAM

owner, and adjacent property owners.

- **Please note that upon approval of a conditional use, the applicant shall subsequently submit a site plan to The Lancaster County Planning Department for review. This site plan shall conform to the site plan process as enumerated in UDO Section 9.2.9 (Site Plan Process Chart)**

C-STORES - POSSUM HOLLOW RD

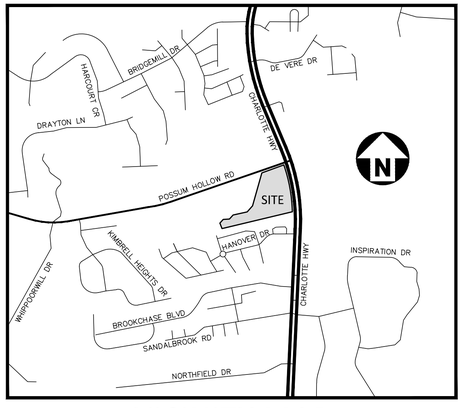
8857 CHARLOTTE HIGHWAY (SC 521)
INDIAN LAND, SOUTH CAROLINA 29707

CONDITIONAL USE PLAN

PROJECT NUMBER: CPR22010
DATE: DECEMBER 02, 2022
REVISED: JANUARY 20, 2023 ⚠1

SHEET INDEX

1 OF 2	ALTA/NSPS LAND TITLE SURVEY
2 OF 2	ALTA/NSPS LAND TITLE SURVEY
EX.00	CONDITIONAL USE PLAN CONCEPT
EX.01	CONDITIONAL USE PLAN



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CROSLAND SOUTHEAST

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MICHAEL D. BRAVAL
1/20/23

REVISIONS

NO.	DATE	
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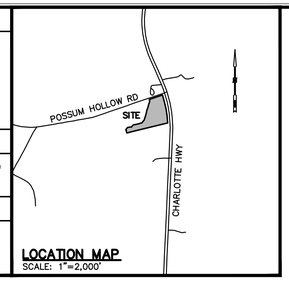
CONSTRUCTION DRAWINGS FOR:
C-STORES
POSSUM HOLLOW RD
INDIAN LAND, SC 29707
PROJECT NUMBER: CPR22010

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

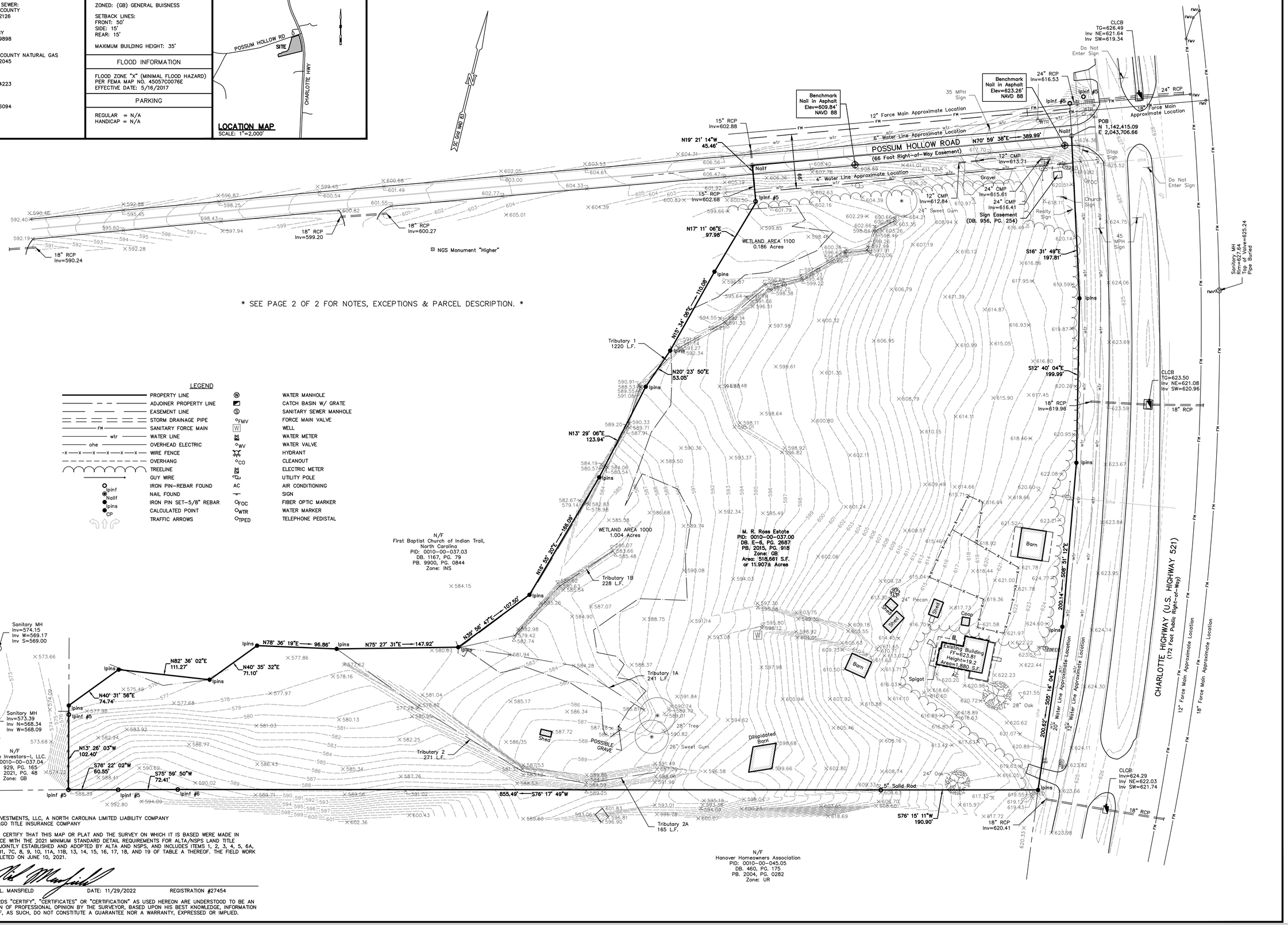
M:\Projects\CPR\22010\04-Production\Engineering\Construction Drawings\Current Drawings\CPR22010-CS.dwg, 1/20/2023 2:27:38 PM, Carlos Guerrero Duran

UTILITY INFORMATION
WATER AND SEWER: LANCASTER COUNTY (800) 832-2126 ELECTRIC: DUKE ENERGY (800) 777-9898 GAS: LANCASTER COUNTY NATURAL GAS (803) 285-2045 TELEPHONE: AT&T (844) 956-4223 CABLE: SPECTRUM (833) 267-6094

ZONING DATA
ZONED: (GB) GENERAL BUISNESS SETBACK LINES: FRONT: 50' SIDE: 15' REAR: 15' MAXIMUM BUILDING HEIGHT: 35'
FLOOD INFORMATION
FLOOD ZONE "X" (MINIMAL FLOOD HAZARD) PER FEMA MAP NO. 45057C0076E EFFECTIVE DATE: 5/16/2017
PARKING
REGULAR = N/A HANDICAP = N/A



LOCATION MAP
SCALE: 1"=2,000'



* SEE PAGE 2 OF 2 FOR NOTES, EXCEPTIONS & PARCEL DESCRIPTION. *

LEGEND

PROPERTY LINE		WM	WATER MANHOLE
ADJOINER PROPERTY LINE		CB	CATCH BASIN W/ GRATE
EASEMENT LINE		SS	SANITARY SEWER MANHOLE
STORM DRAINAGE PIPE		FMV	FORCE MAIN VALVE
SANITARY FORCE MAIN	FM	W	WELL
WATER LINE	wtr	WM	WATER METER
OVERHEAD ELECTRIC	ohe	WV	WATER VALVE
WIRE FENCE	-x-x-x-x-x-x-	HYD	HYDRANT
OVERHANG		CO	CLEANOUT
TREELINE		EM	ELECTRIC METER
GUY WIRE		UP	UTILITY POLE
IRON PIN-REBAR FOUND	Ipinf	AC	AIR CONDITIONING
NAIL FOUND	Nailf	SIGN	SIGN
IRON PIN SET-5/8" REBAR	Ipins	FOC	FIBER OPTIC MARKER
CALCULATED POINT	CP	WTR	WATER MARKER
TRAFFIC ARROWS		TPED	TELEPHONE PEDISTAL

TO: C4 INVESTMENTS, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 6B, 7A, 7B1, 7C, 8, 9, 10, 11A, 11B, 13, 14, 15, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 10, 2021.

NICHOLAS L. MANSFIELD DATE: 11/29/2022 REGISTRATION #27454

* THE WORDS "CERTIFY", "CERTIFICATES" OR "CERTIFICATION" AS USED HEREON ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

NORTH CAROLINA REGISTERED No. 27454 PROFESSIONAL LAND SURVEYOR

NORTH CAROLINA SURVEY MATTERS, LLC No. C04281 CERTIFICATE OF AUTHORIZATION

SURVEY MATTERS
LAND SURVEYING SERVICES
107 Hillcrest Avenue
Simpsonville, South Carolina 29681
(864) 451-0176
nick@survey-matters.com

REVISIONS
07/07/2022 ADDITIONAL TOPO
09/12/2022 TITLE COMMITMENT
11/29/2022 WETLANDS

ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR:
C4 INVESTMENTS, LLC
PROPERTY OF:
M. R. ROSS ESTATE
8857 CHARLOTTE HIGHWAY
LANCASTER COUNTY, SOUTH CAROLINA

DRAWN	CHECKED
NMR	NLM

SCALE: 1" = 50'

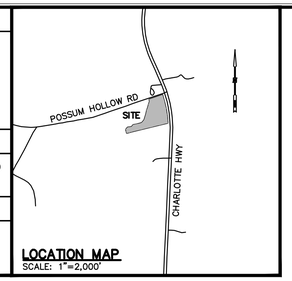
0 25' 50'

DATE OF SURVEY: 6/10/2022
DATE OF PLAT: 6/21/2022
PROJECT NO. 22-095

1 of 2
SHEET NO.

UTILITY INFORMATION
WATER AND SEWER: LANCASTER COUNTY (800) 832-2126 ELECTRIC: DUKE ENERGY (800) 777-9898 GAS: LANCASTER COUNTY NATURAL GAS (803) 285-2045 TELEPHONE: AT&T (844) 956-4223 CABLE: SPECTRUM (833) 267-6094

ZONING DATA
ZONED: (GB) GENERAL BUISNESS SETBACK LINES: FRONT: 50' SIDE: 15' REAR: 15' MAXIMUM BUILDING HEIGHT: 35'
FLOOD INFORMATION
FLOOD ZONE "X" (MINIMAL FLOOD HAZARD) PER FEMA MAP NO. 45057C0076E EFFECTIVE DATE: 5/16/2017
PARKING
REGULAR = N/A HANDICAP = N/A



LOCATION MAP
SCALE: 1"=2,000'

NOTES:

1. NORTH ARROW, BEARINGS, AND COORDINATES ARE BASED UPON SC GRID NAD 83 ESTABLISHED BY VIRTUAL REFERENCE STATION REAL TIME NETWORK GPS OBSERVATION.
2. ELEVATIONS ARE BASED UPON NAVD 88 ESTABLISHED BY VIRTUAL REFERENCE STATION REAL TIME NETWORK GPS OBSERVATION.
3. REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:
   A. PLAT BOOK 2015, PAGE 918 RECORDED IN THE LANCASTER COUNTY REGISTER OF DEEDS OFFICE.
4. THIS SURVEY MEETS THE REQUIREMENT FOR A CLASS "A" SURVEY (1:10,000) AS DEFINED FOR THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF SOUTH CAROLINA.
5. THE AREA WAS DETERMINED BY DMD METHOD.
6. ALL HORIZONTAL DISTANCES ARE GROUND DISTANCES.
7. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
8. THE PROPERTY APPEARS TO BE IN FEMA ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), PER MAP #45057C0076E; EFFECTIVE 05/16/2017.
9. ZONING PROVIDED BY LANCASTER COUNTY TO BE USED FOR INFORMATIONAL PURPOSES ONLY.
10. TOTAL AREA = 518,661 S.F. = 11.907± ACRES
11. NO EVIDENCE OF RECENT EARTH MOVING, BUILDING CONSTRUCTION, STREET OR SIDEWALK CONSTRUCTION WAS OBSERVED ON SITE.
12. THE SITE DOES NOT APPEAR TO HAVE BEEN USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
13. FLAGGING OF POTENTIAL WETLANDS WERE PLACED BY WETLANDS & WATERS, INC. AND LOCATED BY SURVEY MATTERS, LLC ON 11/18/2022.

Exceptions to Title, Schedule B, Part II
Chicago Title Insurance Company
File No. 994.1971/12866.2528
Effective Date: August 25, 2022 at 8:00 AM

1-2. (NOT A SURVEY MATTER)

3. Any encroachment, encumbrance, violation or adverse circumstances affecting the title that would be disclosed by an accurate and complete land survey of the Land. [May be deleted upon receipt of current survey.] (CURRENT SURVEY SHOWN HEREON)

4-8. (NOT A SURVEY MATTER)

9. No insurance is afforded as to the exact amount of acreage contained in the property described herein. (CURRENT ACREAGE SHOWN HEREON)

10. Plat of survey prepared for _____ by _____, dated _____ (the "Survey"), discloses the following, together with any appropriate easements: [A new and current survey read will be completed upon receipt of a new survey.]

   a. TBD

   b. All those matters as shown on that ALTA/ASCM Survey of Property of Tract "B"for Garage Investors-I, LLC by J.C. Crumpler dated January 28, 2015 and recorded in the Office of the Register of Deeds for Lancaster County in Plat Book 2015 at Page 918 Easement to Duke Power Company dated April 22, 1988 and recorded July 13, 1988 in Book T-7 at Page 258 in the Office of the Register of Deeds for Lancaster County, South Carolina.(AFFECTS THE SUBJECT PARCEL AS SHOWN HEREON)

   c. Title to the portion of Possum Hollow Road within the bounds of the Land and rights of others to use said Road. (CURRENT RIGHT-OF-WAY SHOWN HEREON)

11. Easement to Duke Power Company dated April 22, 1988 and recorded July 13, 1988 in Book T-7 at Page 258 in the Office of the Register of Deeds for Lancaster County, South Carolina (AFFECTS THE SUBJECT PARCEL, BLANKET IN NATURE OVER ELECTRIC LINES)

12. General Permit to Fort Mill Telephone Company dated February 2, 1982 and recorded May 28, 1982 in Book E-6 at Page 2833 in the Office of the Register of Deeds for Lancaster County, South Carolina. (AFFECTS THE SUBJECT PARCEL, BLANKET IN NATURE OVER UTILITY LINES)

13. Right of Way to Duke Power Company dated April 27, 1937 and recorded September 13, 1937 in Book G-3 at Page 611 in the Office of the Register of Deeds for Lancaster County, South Carolina (AFFECTS THE SUBJECT PARCEL, BLANKET IN NATURE OVER ELECTRIC LINES)

14. Sign License Agreement to Garage Investors-I, LLC dated November 24, 2015 and recorded on April 1, 2016 in Book 956 at Page 254 in the Office of the Register of Deeds for Lancaster County, South Carolina. (AFFECTS THE SUBJECT PARCEL AS SHOWN HEREON)

PARCEL DESCRIPTION:

ALL THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND LYING AND BEING IN LANCASTER COUNTY, SOUTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL ON THE CORNER FORMING THE INTERSECTION OF THE CENTERLINE OF POSSUM HOLLOW ROAD (66 FOOT RIGHT-OF-WAY EASEMENT) AND THE WESTERLY MARGIN OF THE RIGHT-OF-WAY OF CHARLOTTE HIGHWAY (U.S. HIGHWAY 521) (172 FOOT PUBLIC RIGHT-OF-WAY) HAVING SC GRID COORDINATES OF N 1,142,415.09, E 2,043,706.66; THENCE ALONG THE WESTERLY MARGIN OF THE RIGHT-OF-WAY OF CHARLOTTE HIGHWAY (FOR THE FOLLOWING FOUR CALLS) (1) S16°31'49"E A DISTANCE OF 197.81 FEET TO AN IRON PIN, (2) THENCE S12°40'04"E A DISTANCE OF 199.99 FEET TO AN IRON PIN, (3) THENCE S08°51'12"E A DISTANCE OF 200.14 FEET TO AN IRON PIN, (4) THENCE S05°14'04"E A DISTANCE OF 200.62 FEET TO AN IRON PIN, THENCE ALONG THE COMMON LINE OF HANOVER HOMEOWNERS ASSOCIATION (FOR THE FOLLOWING FOUR CALLS) (1) S76°15'11"W A DISTANCE OF 190.90 FEET TO A SOLID ROD, (2) THENCE S76°17'49"W A DISTANCE OF 855.49 FEET TO AN IRON PIN, (3) THENCE S75°59'50"W A DISTANCE OF 72.41 FEET TO AN IRON PIN, (4) THENCE S76°22'02"W A DISTANCE OF 60.55 FEET TO AN IRON PIN, THENCE ALONG THE COMMON LINE OF GARAGE INVESTORS-I, LLC. N13°26'03"W A DISTANCE OF 102.40 FEET TO A POINT, THENCE ALONG THE COMMON LINE OF FIRST BAPTIST CHURCH OF INDIAN TRAIL, NORTH CAROLINA (FOR THE FOLLOWING TWELVE CALLS) (1) N40°31'56"E A DISTANCE OF 74.74 FEET TO A POINT, (2) THENCE N82°36'02"E A DISTANCE OF 111.27 FEET TO A POINT, (3) THENCE N40°35'32"E A DISTANCE OF 71.10 FEET TO A POINT, (4) THENCE N78°36'19"E A DISTANCE OF 96.86 FEET TO A POINT, (5) THENCE N75°27'31"E A DISTANCE OF 147.92 FEET TO A POINT, (6) THENCE N39°56'47"E A DISTANCE OF 107.50 FEET TO A POINT, (7) THENCE N16°55'20"E A DISTANCE OF 166.09 FEET TO A POINT, (8) THENCE N13°29'06"E A DISTANCE OF 123.94 FEET TO A POINT, (9) THENCE N20°23'50"E A DISTANCE OF 53.05 FEET TO A POINT, (10) THENCE N15°34'06"E A DISTANCE OF 110.08 FEET TO A POINT, (11) THENCE N17°11'06"E A DISTANCE OF 97.98 FEET TO AN IRON PIN, (12) THENCE N19°21'14"W A DISTANCE OF 45.46 FEET TO A NAIL, THENCE ALONG THE CENTERLINE OF POSSUM HALLOW ROAD N70°59'38"E A DISTANCE OF 389.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 518,661 S.F. OR 11.907 ACRES MORE OR LESS.

ALSO BEING DESCRIBED AS FOLLOWS:

All that certain piece parcel or lot of land with the improvements thereon, situate, lying and being in the County of Lancaster, State of South Carolina, being more particularly shown and designated as Tract A, containing approximately 11.951 acres on a plat prepared for ALTA/ASCM Survey of Property of Tract "B" for Garage Investors-I, LLC by J.C. Crumpler dated January 28, 2015 and recorded in the Office of the Register of Deeds for Lancaster County in Plat Book 2015 at Page 918. Reference is made to said plat for a more complete and accurate description.

TO: C4 INVESTMENTS, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 6B, 7A, 7B1, 7C, 8, 9, 10, 11A, 11B, 13, 14, 15, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 10, 2021.

NICHOLAS L. MANSFIELD DATE: 11/29/2022 REGISTRATION #27454

* THE WORDS "CERTIFY", "CERTIFICATES" OR "CERTIFICATION" AS USED HEREON ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

NICHOLAS L. MANSFIELD
No. 27454
NOTARY PUBLIC
SOUTH CAROLINA

SURVEY MATTERS, LLC
No. C04281
CERTIFICATE OF AUTHORITY

SURVEY MATTERS
LAND SURVEYING SERVICES
107 Hillcrest Avenue
Simpsonville, South Carolina 29681
(864) 451-0176
nick@survey-matters.com

REVISIONS
07/07/2022 ADDITIONAL TOPO
09/12/2022 TITLE COMMITMENT
11/29/2022 WETLANDS

ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR:
C4 INVESTMENTS, LLC
PROPERTY OF:
M. R. ROSS ESTATE
8857 CHARLOTTE HIGHWAY
LANCASTER COUNTY, SOUTH CAROLINA

DRAWN	CHECKED
NMR	NLM

SCALE: 1" = 50'
0 25' 50'

DATE OF SURVEY: 6/10/2022
DATE OF PLAT: 6/21/2022
PROJECT NO. 22-095

2 of 2
SHEET NO.

VICINITY MAP

N.T.S.

SITE DATA

CURRENT OWNER:	ROSS M R ESTATE	
PIN:	LOT: 0010-00-037.00	ACREAGE:
DB:	E-6, PG. 2687	11.95 AC
PB:	PB. 2015, PG. 918	
ADDRESS:		8857 CHARLOTTE HWY, INDIAN LAND SC 29707
CURRENT ZONING:		GB (GENERAL BUSINESS)
CHARLOTTE HIGHWAY (SC 521) SETBACK:		50'
POSSUM HOLLOW ROAD SETBACK:		15'
SIDE YARD:		15'
REAR YARD:		15'
PROPOSED DEVELOPMENTS		
CONDITIONAL USE	PROPOSED USE:	GAS STATION/CONVENIENCE STORE
	BUILDING GROSS FLOOR AREA:	4,650 SF
	PARCEL AREA:	2.15 AC
	PROPOSED IMPERVIOUS AREA:	1.35 AC (61%)
CONDITIONAL USE	PROPOSED USE:	MINOR VEHICULAR MAINTENANCE/REPAIR SERVICE (CAR WASH)
	BUILDING GROSS FLOOR AREA:	4,160 SF
	PARCEL AREA:	1.24 AC
	PROPOSED IMPERVIOUS AREA:	0.98 AC (79%)

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE RAMPS (TYPE A, TYPE B, TYPE C)
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- BUFFER LINE
- WETLANDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
3430 Toringdon Way
Suite 110
Charlotte, NC 28277
phone 704. 527. 0800
fax 919. 361. 2269
license number: C-00552
www.mcadamsco.com

CLIENT

C4 CStore Holdings, LLC
121 WEST TRADE STREET, SUITE 2550
CHARLOTTE, NORTH CAROLINA 28202
PHONE: 704.414.7472

CROSLAND SOUTHEAST

C-STORES - POSSUM HOLLOW RD

PRELIMINARY DRAWINGS
CONDITIONAL USE PLAN
8857 CHARLOTTE HIGHWAY (SC 521)
INDIAN LAND, SOUTH CAROLINA 29707

NORTH CAROLINA
CERTIFICATE OF AUTHORIZATION
THE JOHN R. McADAMS COMPANY, INC.
C-0293

SOUTH CAROLINA
PROFESSIONAL ENGINEER
No.37969
MICHAEL D. DAVIS
1/20/23

REVISIONS

NO.	DATE

PLAN INFORMATION

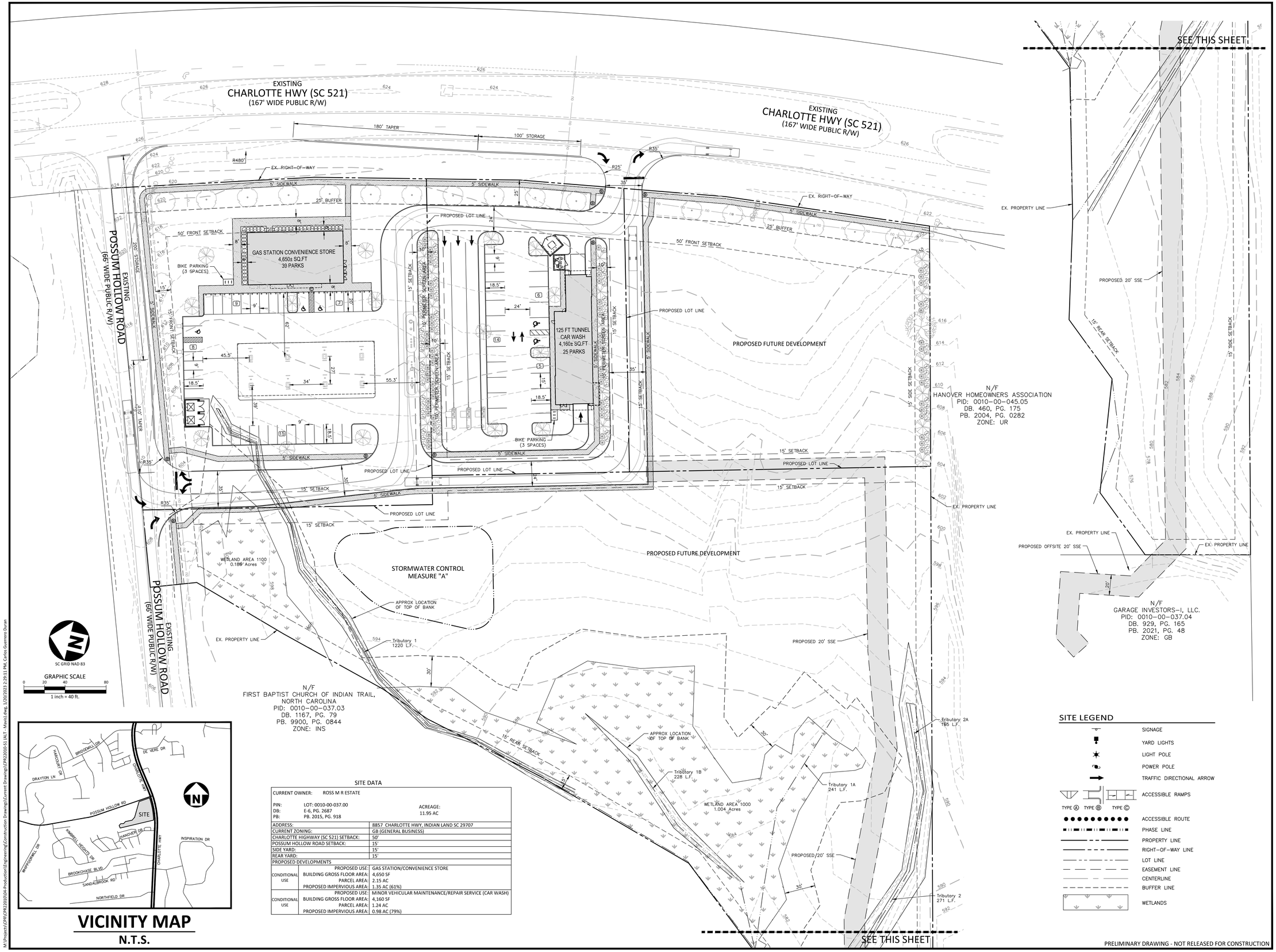
PROJECT NO.	CPR22010
FILENAME	CPR22010-S1 (ALT - Mavis)
CHECKED BY	MDD
DRAWN BY	CEG
SCALE	1"=40'
DATE	12. 02. 2022

SHEET

CONDITIONAL USE PLAN

EX.00

M:\Projects\CPR\CPR22010\004-Production\Engineering\Construction Drawings\Current Drawings\CPR22010-S1 (ALT - Mavis).dwg, 1/20/2023 10:35:39 AM, Carlos Guerrero Duran



VICINITY MAP
N.T.S.

SITE DATA

CURRENT OWNER:	ROSS M R ESTATE	
PIN:	LOT: 0010-00-037.00	ACREAGE:
DB:	E-6, PG. 2687	11.95 AC
PB:	PB. 2015, PG. 918	
ADDRESS:		8857 CHARLOTTE HWY, INDIAN LAND SC 29707
CURRENT ZONING:		GB (GENERAL BUSINESS)
CHARLOTTE HIGHWAY (SC 521) SETBACK:		50'
POSSUM HOLLOW ROAD SETBACK:		15'
SIDE YARD:		15'
REAR YARD:		15'
PROPOSED DEVELOPMENTS		
CONDITIONAL USE	PROPOSED USE:	GAS STATION/CONVENIENCE STORE
	BUILDING GROSS FLOOR AREA:	4,650 SF
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- SIGNAGE
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- EASEMENT LINE
- CENTERLINE
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- WETLANDS

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PHONE: 704.414.7472

CROSLAND SOUTHEAST

C-STORES - POSSUM HOLLOW RD
PRELIMINARY DRAWINGS
CONDITIONAL USE PLAN
8857 CHARLOTTE HIGHWAY (SC 521)
INDIAN LAND, SOUTH CAROLINA 29707

NORTH CAROLINA
THE JOHN R. McADAMS COMPANY, INC.
C-0293
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
PROFESSIONAL ENGINEER
No.37969
MICHAEL D. DUVAL
1/30/23

REVISIONS

NO.	DATE	
1	01. 20. 2023	PER 1ST COUNTY COMMENTS (CUP)

PLAN INFORMATION

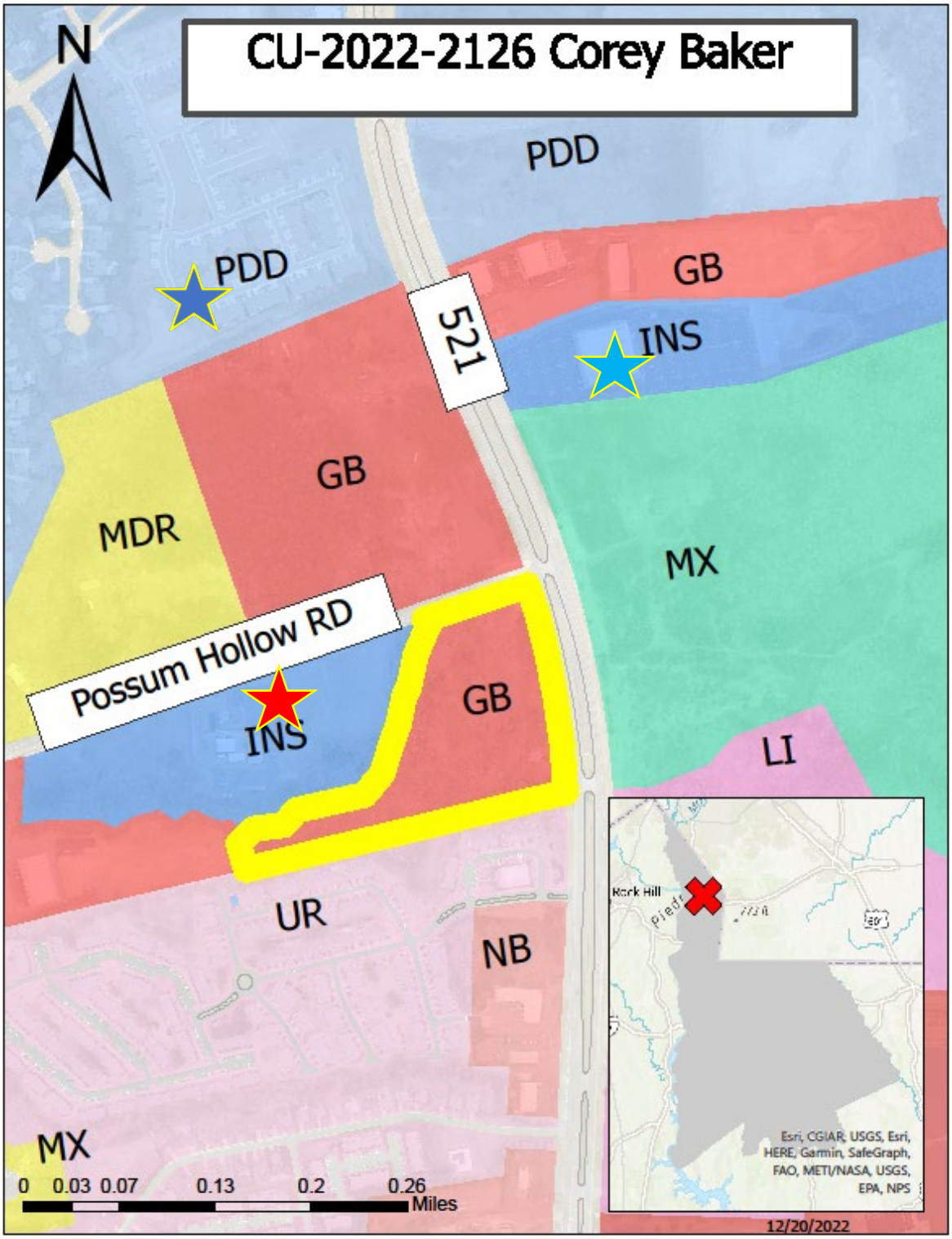
PROJECT NO.	CPR22010
FILENAME	CPR22010-S1 (ALT - Mavis)
CHECKED BY	MDD
DRAWN BY	CEG
SCALE	1"=40'
DATE	12. 02. 2022

SHEET

CONDITIONAL USE PLAN

EX.01

M:\Projects\CPR\CPR22010\04-Production\Engineering\Construction Drawings\Current Drawings\CPR22010-S1 (ALT - Mavis).dwg, 1/30/2023 2:29:11 PM, Carlos Guerrero Duran



Lancaster County
South Carolina

Proposal:
Conditional Use: Minor Maintenance & Repair

Subject Property

Bridgemill Development

Restoration Church

Transformation Church

Lancaster County
Planning Department
P. O. Box 1809
Lancaster, SC 29721
803.285.6005
planning@lancastercountysc.net

February 14, 2023

Kyra Schneider
McAdams
3430 Toringdon Way, Suite 110
CHARLOTTE, NC 28277

Project Number	20222126
Project Name	Possum Hollow C-Store
Location	8857 Charlotte Hwy, Fort Mill, SC
Stage	Conditional Use
Parcel(s)	0010-00-037.00
Status	Not Approved

Dear: Kyra Schneider

We have completed our review of the plan identified above. The comments listed on the attached report must be addressed and revised plans submitted with a response letter.

If the attached comments require changes to the plans, please submit the requisite number of sets, along with a pdf of the plan set on a CD, to the Lancaster County Planning Department.

Once revised plans are received, they will be submitted to staff for review.

Please be aware that plans will not be routed for review without a response letter

Sincerely,

Plan Review Comments

County Engineer - Stephen Blackwelder - 8035482406
sblackwelder@lancastersc.net

Conditional

Review Comments:

General Comments:
1. The 4-page conditional use plan does not provide adequate detail to formally comment, but the following are general items of note from the information given. More detailed comments can be given during the Civil Plan Review.
2. The area where Tributary 1 begins, we believe is the outfall from a pond upstream across Possum Hollow Road. What is the plan for this drainage? What is the Drainage Area for this flow? Are buffers required? Is this Waters of the State? Depending on the answers, US Army Corps of Engineer permitting may be needed to mitigate this area.
3. Wetland Buffers are being encroached on to construct the access point on Possum Hollow Road. Again, USACOE permits may be needed.
4. A traffic impact analysis will be needed for this project. Any onsite and offsite roadway improvements will need to be included in subsequent construction documents.

Fire Marshal - John Magette - 8032838888
jmagette@lancastersc.net

Conditional

Review Comments:

1. This is a use review only. Comments are offered as advisory comments if civil plans are submitted. A more detailed review will be completed at civil submittal.
2. Show locations of fire hydrants. All buildings must be within 500 feet of a hydrant measured as an apparatus would lay hose.
3. Provide an auto-turn diagram showing fire apparatus access using the Lancaster County Turning Template.

LC Water & Sewer District - Erin Evans - 8032856919
eevans@lcwasd.org

No Review Needed

Review Comments:

SCDOT - David Gamble - (803) 385-4280
GambleDD@scdot.org

Conditional

Review Comments:

Modifications are being made to the existing crossover along highway 521 (south of Possum Hollow) as part of The Exchange at Indian Land Project. Coordination will be required to see how your driveway will align with the new configuration.

Feasibility of the RI/RO access will be dictated by the TIA recommended mitigations as well as truck turning templates.

Planning - Ashley Davis - 803-416-9433
adavis@lancastersc.net

Not Approved

Review Comments:

Highway Corridor Overlay:
- 4.3.2.F.1: Front Façade of buildings shall be generally parallel to front property lines when placed along the corridor. Elevations were not submitted for the car wash facility, elevations submitted for the Gas station are wholly inconsistent with the HCO standards.
- 4.3.2.F.1.C: When fronting on the corridor ROW, buildings shall have access from the front and rear of the building. Elevations submitted for the Gas station are wholly inconsistent with the HCO standards.
- 4.3.2.F.3 and 4: Building Vernacular and Materials: Elevations submitted for the Gas station are wholly inconsistent with

the HCO standards.
-4.3.2.G: landscaping, buffering, and screening requirements are not accurately depicted within this plan set and will significantly impact the lot areas as depicted.

Base Design:
- 6.8: A TIA will be required and one has not been submitted at this time
- 6.8.4.A.4: Corner parcels located at an intersection of the corridor and an existing or proposed secondary street, including both public and private streets, shall obtain access from the secondary street. Where such parcels have 300 or more feet of corridor frontage, a point of access to the corridor may be considered if no other corridor access is located within 300 feet, and it adheres to SCDOT standards. Such additional access shall be considered on a case-by-case basis, and is subject to approval by the Administrator or SCDOT when applicable- The plan as proposed is inconsistent with this regulatory standard.
- 7.1.3.C: A minimum 6 foot wide area shall be provided for landscaping along any side of the building facing a public right-of-way. Up to 25 percent of the building width along the street may be utilized for entrance walkways,
- 7.1.4.C: A minimum perimeter screen is required along both streets and adjacent properties with a minimum width of 10'. This would result in 20' of landscape area between the gas station and carwash facility . as currently shown it appears there is less than 10' depicted in some areas;
- 7.1.4.D: A landscape island is required every 10 spaces, there are still two locations where this is not applied.
- Additional landscaping standards apply but given the level of detail depicted on this plan it is unclear if these standards can be accomplished

Agenda Item Summary

Ordinance # / Resolution #: CU-2022-2447 Tidal Wave Auto Spa
Contact Person / Sponsor: M. Blaszyk
Department: Planning
Date Requested to be on Agenda: 2/21/2023

Issue for Consideration:
DEFERRED FOR CORRECTION OF APPLICATION/Owner Authorization.
Reschedule for 3/21/2023.

Points to Consider:

Recommendation:

Agenda Item Summary

Ordinance # / Resolution #: UDO-TA-2023-0073 Sec. 5.5.12 CWP Exemption
Contact Person / Sponsor: A. Hardin
Department: Planning
Date Requested to be on Agenda: 2/21/2023

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	2/15/2023	Exhibit
Application	1/18/2023	Exhibit
Draft text	1/18/2023	Exhibit

PROPOSAL:	Amend Unified Development Ordinance Section 5.5.12, Shooting Ranges
APPLICABLE CHAPTER(S):	Chapter 5
APPLICANT:	Lancaster County
STATUTORY NOTICES:	Hearing notice published 2/4/2023 in The Lancaster News And 2/8/2023 in Carolina Gateway Posted agenda in lobby 2/14/2023

PROJECT SUMMARY & PROPOSAL:

Recent Code Enforcement violations brought to the County's attention that there are several Concealed Weapons Permit (CWP) instructors in Lancaster County, and many have a general interest in using private land on which to provide CWP training and certification for permit. In order to do so, they need an approvable site on which to perform the service for clients. Several certification providers have indicated a desire to instruct this course on a private outdoor range. To address this, Lancaster County has proposed to investigate amendments to Chapter 5 of the Unified Development Ordinance (UDO) to exempt Concealed Weapon Permit-only shooting ranges from requirements set forth in subsections C, D, F, and H of Section 5.5.12. All other requirements regulating shooting ranges would still apply.

OUTLINE OF TEXT AMENDMENT:

Proposal amends Section 5.5.12 of the UDO, preserving existing text in its entirety, and adding a subsection (I) as follows:

(I) CWP Only Shooting Ranges: Ranges operating solely for the shooting proficiency portion of a CWP certification class are exempt from the foregoing requirements of this Section 5.5.12, except subsections 5.5.12(B), (E), and (G). CWP only ranges must submit site plans to the Planning Department for approval to assure compliance with subsections 5.5.12(B), (E), and (G). CWP only ranges are restricted to the AR, LI, and HI zoning districts.

We offer the modifications attached to the Draft Ordinance for the Commission's consideration. For ease of reference, new text is referenced in red/underlined font. There are no proposed deletions. The proposed language is found in Attachment 1.

CURRENT CODE: 5.5.12 SHOOTING RANGE, OUTDOOR [AR, LI, HI]

A. Applicability: This use includes the shooting of firearms, bows, and cross-bows at, or in conjunction with, both for-profit and non-profit facilities. It does not include incidental target practice by individuals on private property.

B. Buffering: A minimum 60-foot buffer, undisturbed except for fence installation and vegetative planting, must be provided around the entire perimeter of the subject property and be delineated on the site plan.

C. Separation Requirement: Outdoor shooting ranges shall be located no closer than 2,640 feet (or ½ mile) to all Residential uses, all Civic uses, and all Educational/Institutional uses per the Use Table in Section 2.5.3. measured from the security fence described below to the property line(s) of the aforementioned uses. In addition, the range, itself, may not cross or penetrate any public utility easement.

D. Noise Mitigation: The facility shall be designed such that sound generated at the facility shall not exceed the following levels (in decibels) measured at any off-site property:

Use	***Decibel Level***
Residential Use	55 db
Institutional Use	55 db
Commercial Use	65 db
Public Use	65 db
Public Right-of-Way	65 db
Industrial Use	75 db

E. Shot Containment: The range shall be designed to contain the bullets, shot, arrows, or other projectiles on the range facility.

F. Hours of Operation: The Board of Zoning Appeals may regulate these as necessary as a condition of the Special Exception.

G. Design: The design of the facility shall be guided by the design standards recommended by the National Rifle Association (NRA) for the appropriate caliber firearm(s) or weapon(s) being used on the site as described in "The NRA Range Source Book," published by the NRA, insofar as they do not conflict with any of the specific requirements contained in this section. Detailed plans for site layout, backstops, and baffles (when used for noise mitigation) shall be submitted with the application.

CURRENT CODE (continued):

5.5.12.G

1. A site plan sealed by a South Carolina registered engineer must be submitted attesting that the proposed shooting range plan complies with all applicable safety and design standards for outdoor firing range provisions and live fire shoot houses set out in Section 4, Outdoor Range Design; Section 6, Live Fire Shoot House; and Attachments 1-2 through 120, of the Range Design Criteria (June 2012) as published by the U.S. Department of Energy's Office of Health, Safety, and Security for the type of shooting range proposed; except that Section 4.b(10), the words "or administrative" in the first sentence of Section 4.c(7), the second sentence of Section 4.c(7), and Section 6.a(1) do not apply to outdoor shooting ranges under this ordinance.

2. The detailed site plan must show the boundary of the subject property in its entirety and depict all discernible, existing uses and structures within 300 feet of the subject property's boundary.

3. Surface danger zones must be located entirely on the subject property and must be designed to contain all projectiles and debris caused by the type of ammunition, targets, and activities to be used or to occur on the property. The layout of the proposed range with the accompanying safety fans must be delineated on the required site plan. All firing stations must be set back at least 180 feet from all boundaries of the subject property.

H. Security: The facility shall be enclosed with a minimum 6-foot high security fence with locking gates. A sign, at least 2 square feet in size but not greater than 6 square feet, warning that a firing range is inside the fence shall be posted every 50 feet along the fence. These signs shall not count against any sign allotment as provided in Chapter 7.

FINDINGS AND CONCLUSIONS:

In *The Range Source Book: A Guide to Planning & Construction* (National Rifle Association Range Services, © 2020), outdoor range design has an overall design criteria, operations, and maintenance code, then breaks ranges down into different types based on the weapon and ammunition used. There are guidance chapters for air guns, mulzzleloading, smallbore and highpower rifle, bullseye pistol, action pistol, outdoor silhouette (stemming from the high power Siluetas Metalicas), competition and miscellaneous shotgun ranges, outdoor private and test ranges, outdoor informal training, and outdoor law enforcement training. For each section, the report reiterates that "safety cannot be compromised," and staff agrees with this statement.

While the text amendment appropriately addresses the issues of design for the proposed CWP shooting ranges, allowing the operation in the AR (Agricultural Residential) district raises some

concerns. Section 2.3 of the UDO lists the purpose of each base district, and the AR district is described as:

> *a district in which the principal uses of the land are restricted due to lack of available utilities, unsuitable soil types, steep slopes, or for the protection of prime agricultural lands.*

Uses allowed in the AR district are primarily residential-based uses (houses, home occupations, kennels, stables, day care, churches, schools, agriculture and infrastructure). These uses are sensitive to noise, which is a byproduct of any outdoor shooting range, and eliminating the separation requirement (5.5.12.C) puts the activity in close proximity to the shared property lines for neighboring uses. This could potentially put a CWP facility on land adjacent to a school, church, or daycare center with a 60-ft buffer (required in Section 5.5.12.B) between them.

Additionally, exempting CWP ranges from time limits as set by the Board of Zoning Appeals during the BZA review of the conditional use (Section 5.5.12.F) is challenging to support. With the removal of the separation requirement (5.5.12.C), CWP ranges could be within 60 ft (the buffer required in Section 5.5.12.B) of the neighboring property. Night time activities would require lighting, which could spill over into neighboring yards and/or structures. NRA guidance recommends metal halide lamps for some ranges (one 1,000-watt metal halide lamp produces light equivalent to three 1500-watt quartz lamps), and variable light for others (lighting with the ability to allow dim and bright light firing).

RECOMMENDATION: After deliberation, the Planning Commission could choose one of these three options, in order of preference:

1. Approve the proposal with amendments or others as discussed by the Commission:
    a. **CWP Only Shooting Ranges:** Ranges operating solely for the shooting proficiency portion of a CWP certification class are exempt from the foregoing requirements of this Section 5.5.12, except subsections 5.5.12 (B), (E), and (G), and are subject to the following:
        i. CWP only ranges shall be located **no closer than 1,000 feet** to all Residential uses, all Civic uses, and all Educational/Institutional uses per the Use Table in Section 2.5.3. measured from the CWP range security fence (described below) to the property line(s) of the aforementioned uses.
        ii. **When abutting a residential use**, CWP only ranges will **provide a lighting plan** that shows the lighting proposed for the site complies with the requirements of *Section 7.3 Lighting* for the appropriate underlying zone (AR, LI, or HI).
        iii. CWP only ranges **must submit site plans** to the Planning Department for

approval to assure compliance with subsections 5.5.12(B), (E), and (G). CWP only ranges are restricted to the AR, LI, and HI zoning districts.

2. Deny the proposal.
3. Approve the proposal.

ATTACHMENTS:

1. Application
2. Proposed Text Amendment
3. Research from Horry County, SC

STAFF CONTACT:

John Dubose, Consulting Attorney
johnd@smithrobinsonlaw.com

Allison Hardin, Interim Planning Director
ahardin@lancastersc.net

Lancaster County
South Carolina

Planning Department
P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lancastercountysc.net
www.mylancastersc.org

TEXT AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

- Completed Application
- Signatures of Applicant
- Fees associated with Application

GENERAL INFORMATION

UDO Section(s) Proposed to be Amended: Section 5.5.12

Current Text: See attachment

Proposed Text: See attachment

Description of Need for Proposed Text: to provide that CWP-only shooting ranges must only satisfy the buffering and shot containment requirements of Section 5.5.12(B) and (E). The proposed text amendment would exempt CWP only shooting ranges from the requirements set forth in subsections (C), (D), (F), and (H) of Section 5.5.12. All other zoning requirements applicable to shooting ranges would still apply.

Additional pages attached for more information

CONTACT INFORMATION

Applicant Name: Lancaster County

Address: 101 N. Main Street

City: Lancaster State: SC Zip: 29720 Phone: 803-285-6005

Fax: _____ Email: planning@lancastersc.net

APPLICATION CERTIFICATIONS

I hereby certify that I have read this application and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable County ordinances and state laws related to the use and development of the land. I further certify that I am the property owner, or his/her authorized agent, or the subject property. I understand that falsifying any information herein may result in rejection or denial of this request.

Jenny S Marstall, County Administrator — 1/17/2023

Applicant — Date

_____ _____

Property Owner(s) — Date

Attach owner's notarized written authorization with property information if the applicant is not the owner.

LANCASTER COUNTY OFFICE USE ONLY

Application Number #20230073 Date Received 1/23/2023 Receipt Number _____

Amount Paid N/A Check Number _____ Cash Amount _____

Received By JLB Planning Commission Meeting Date 2/21/2023

SCHEDULE/PROCESS

1. **Submit Application**
   - The deadline for this application is at least 30 days prior to the Planning Commission meeting, held every third Tuesday of the month.
   - Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
   - An application withdrawal should be made in writing and received prior to public notice in order to receive a refund.

2. **Planning Commission**
   - Conducts a public hearing on the application to receive input from Lancaster County citizens, applicant, and other interested parties.
   - Reviews the application to ensure it is consistent with the Lancaster County Unified Development Ordinance, Comprehensive Plan, and all adopted County plans.
   - Makes a recommendation to the County Council.

3. **County Council**
   - Approves, denies, or submits application to the Planning Commission for further study.
   - Action requires three readings for approval.

EXHIBIT 1

5.5.12 SHOOTING RANGE, OUTDOOR [AR, LI, HI]

A. **Applicability:** This use includes the shooting of firearms, bows, and cross-bows at, or in conjunction with, both for-profit and non-profit facilities. It does not include incidental target practice by individuals on private property.

B. **Buffering:** A minimum 60-foot buffer, undisturbed except for fence installation and vegetative planting, must be provided around the entire perimeter of the subject property and be delineated on the site plan.

C. **Separation Requirement:** Outdoor shooting ranges shall be located no closer than 2,640 feet (or ½ mile) to all Residential uses, all Civic uses, and all Educational/Institutional uses per the Use Table in Section 2.5.3. measured from the security fence described below to the property line(s) of the aforementioned uses. In addition, the range, itself, may not cross or penetrate any public utility easement.

D. **Noise Mitigation:** The facility shall be designed such that sound generated at the facility shall not exceed the following levels (in decibels) measured at any off-site property:

Use	Decibel Level
Residential Use	55 db
Institutional Use	55 db
Commercial Use	65 db
Public Use	65 db
Public Right-of-Way	65 db
Industrial Use	75 db

E. **Shot Containment:** The range shall be designed to contain the bullets, shot, arrows, or other projectiles on the range facility.

F. **Hours of Operation:** The Board of Zoning Appeals may regulate these as necessary as a condition of the Special Exception.

G. **Design:** The design of the facility shall be guided by the design standards recommended by the National Rifle Association (NRA) for the appropriate caliber firearm(s) or weapon(s) being used on the site as described in "The NRA Range Source Book," published by the NRA, insofar as they do not conflict with any of the specific requirements contained in this section. Detailed plans for site layout, backstops, and baffles (when used for noise mitigation) shall be submitted with the application.

1. A site plan sealed by a South Carolina registered engineer must be submitted attesting that the proposed shooting range plan complies with all applicable safety and design standards for outdoor firing range provisions and live fire shoot houses set out in Section 4, Outdoor Range Design; Section 6, Live Fire Shoot House; and Attachments 1-2 through 120, of the Range Design Criteria (June 2012) as published by the U.S. Department of Energy's Office of Health, Safety, and Security for the type of shooting range proposed; except that Section 4.b(10), the words "or administrative" in the first sentence of Section 4.c(7), the second sentence of Section 4.c(7), and Section 6.a(1) do not apply to outdoor shooting ranges under this ordinance.

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and depict all discernible, existing uses and structures within 300 feet of the subject property's boundary.

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I. CWP Only Shooting Ranges: Ranges operating solely for the shooting proficiency portion of a CWP certification class are exempt from the foregoing requirements of this Section 5.5.12, except subsections 5.5.12(B), (E), and (G). CWP only ranges must submit site plans to the Planning Department for approval to assure compliance with subsections 5.5.12(B), (E), and (G). CWP only ranges are restricted to the AR, LI, and HI zoning districts.