



MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION

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

MINUTES
Lancaster County Planning Commission
Tuesday, February 15, 2022 6:00 p.m.

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

1. ROLL CALL: Quorum is present (Six Commissioners)

Commissioners Present:

Tamecca Neely	Ben Levine	James Barnett
Sheila Hinson	Charles Keith Deese	Alan Patterson

No appointment has yet been made to fill District 5 seat. (Redistricting in progress)

Staff Present:

Rox Burhans Clerk: Jennifer Bryan

Ashley Davis

Robert Tefft Also Present: Billy Mosteller, Council District 3

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 Approve by A. Patterson; 2nd by S. Hinson.

Called vote: 6:0. Motion approved unanimously.

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

Chairman Deese opened the floor to comments from the public.

DAVID OZUNE, (resident Ola Drive, Indian Land). Mr. Ozune is a resident near Barberville and Harrisburg roads. He opposes the proposed development [item b: Llewellyn, deferred to March 15, 2022] and is concerned about property taxes and the cost of roads. Chairman Deese responded that the proposed development, if it is approved, should have no effect on his taxes, and the internal roads in the development are not maintained by the County.

Chairman Deese closed the floor to Citizens' Comments.

4. APPROVE MINUTES

a. January 20, 2022 Regular Minutes

Chairman Deese called for a motion to approve January 20, 2022 Regular Minutes as written. Motion to Approve by J. Barnett; 2nd by S. Hinson.

Called vote: 6:0. Motion approved unanimously

b. February 3, 2022 Workshop Minutes

Chairman Deese called for a motion to approve February 3, 2022 Workshop Minutes as written. Motion to Approve by J. Barnett; 2nd by S. Hinson.

Called vote: 6:0. Motion is approved unanimously.

5. PUBLIC ITEMS

a. RZ-2021-1921 Panhandle Partners

Application by Panhandle Partners to rezone approximately 9.609 acres located on the west side of Charlotte Highway (TM 0016-00-047.00), adjacent to #7415, from NB (Neighborhood Business) District and LDR (Low Density Residential) District to GB (General Business) District.

Staff Presentation: Ashley Davis, Senior Planner, presented the application consistent with the staff report. Staff Recommendations: Denial, as inconsistent with Small Area Plan & Extension.

Questions to staff:

B. Levine commented that the Small Area Plan was developed with specific goals of limiting number of entrances on 521 and improving sewer infrastructure.

Comment from applicant(s):

STEVE HOPPER (resident Union County, NC) [See attachment, "Proposed Indian Land Self-Storage and RV Parking Facility]

Applicants have revised plan in light of comments from staff, shifting the curb cut and allowing as much access as possible to neighboring lots, and creating through access to Charles Pettus Road. Have also negotiated a 30' sewer easement with LCWSD. Storage facilities are needed in the area, and nearest facility is at capacity. The project will have low impact on traffic, and a strong tax basis for County.

Questions from Commissioners: None.

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

Chairman Deese closed Public hearing and called for a motion on item **5a: RZ-2021-1921 Panhandle Partners**. Motion to approve by B. Levine; 2nd by J. Barnett.

Discussion:

B. Levine commented that this is the first project submitted under the new Small Area Plan & Extension, and does not align with what the residents communicated as their goals for development in the area.

A. Patterson concurred that it is clear this project is not what community is looking for, and would set a precedent that he cannot support.

Called vote: 1:5. **Motion is denied.**

B. Levine: Against T. Neely: Against

A. Patterson: Against J. Barnett: Against

S. Hinson: For C. Deese: Against

Chairman Deese stated the item will go to County Council for consideration, and applicants will be notified of time and date.

b. RZ-2021-2975 Llewellyn Development LLC

Application by Llewellyn Development to rezone 3 parcels totaling approximately 37.9 acres (TM#s 0003-00-043.00, 0003-00-043.02, & 0003-00-044.00) located at 10695, 10681 & 10749 Harrisburg Road, from Low Density Residential (LDR) to Medium Density Residential (MDR) zoning district for the purpose of developing a single-family residential neighborhood.

APPLICANT REQUESTED DEFERRAL TO MARCH 15, 2022.

Chairman Deese called for a motion on item 5b: RZ-2021-2975 Llewellyn Development LLC. Motion to defer item to March 15, 2022 Planning Commission Meeting by Alan Patterson; 2nd by J. Barnett.

Called vote: 6:0. **Motion is approved.** Item 5b: RZ-2021-2975 Llewellyn Development LLC is deferred to March 15, 2022.

6. NEW BUSINESS

a. Overview of Next Month's Agenda: Rox Burhans

In addition to the deferred item, there will be 3 other rezoning cases.

b. Other:

UDO Update: Rox Burhans. Consultants are working on Interim Ordinance, will have a complete draft to staff this week, to be presented to Planning Commission in April and to Council in May and June.

Comprehensive Plan Update: Ashley Davis. Second Stakeholder meeting has taken place; Benchmark shared part One baseline data. They have hosted listening sessions with small groups and with experts in sub-areas.

B. Levine commented that he was impressed by the diverse composition of the Stakeholder Committee.

7. **ADJOURN**

Chairman Deese called for a motion: Motion to Adjourn by J. Barnett, 2nd by B. Levine. Approved by unanimous consent. Meeting adjourned at 6:32 PM.



PLANNING COMMISSION Public Hearing Sign In Sheet

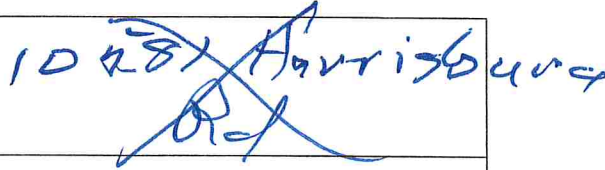
Item 3: CITIZEN'S COMMENTS

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

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, February 15, 2022

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.	 
2.	DAVID E. OZUNA
3.	
4.	



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5a: RZ-2021-1921 Panhandle Partners

Application by Panhandle Partners to rezone approximately 9.609 acres located on the west side of Charlotte Highway (TM 0016-00-047.00), adjacent to #7415, from NB (Neighborhood Business) District and LDR (Low Density Residential) District to GB (General Business) District.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, February 15, 2022

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.
2.
3.
4.

**PROPOSED INDIAN LAND
SELF-STORAGE & RV PARKING FACILITY**

OUR TEAM: For over 25 years, Steve Gentry, Tim Kiernan, Jeff DeAngelis and Steve Hopper have together developed, owned and operated over a dozen high quality self-storage facilities in the greater Charlotte area. Our core beliefs have always been to stay small and have a day to day hands on approach to every project we are involved with. We each bring a unique set of skills to our partnership which helps maximize the success of our business. With this business model, we have been able to establish a proven track record of providing high quality storage to the greater Charlotte market with our Atlantic Self Storage facility on Monroe Road being awarded as Charlotte's "Best Storage Facility" for the past several years.

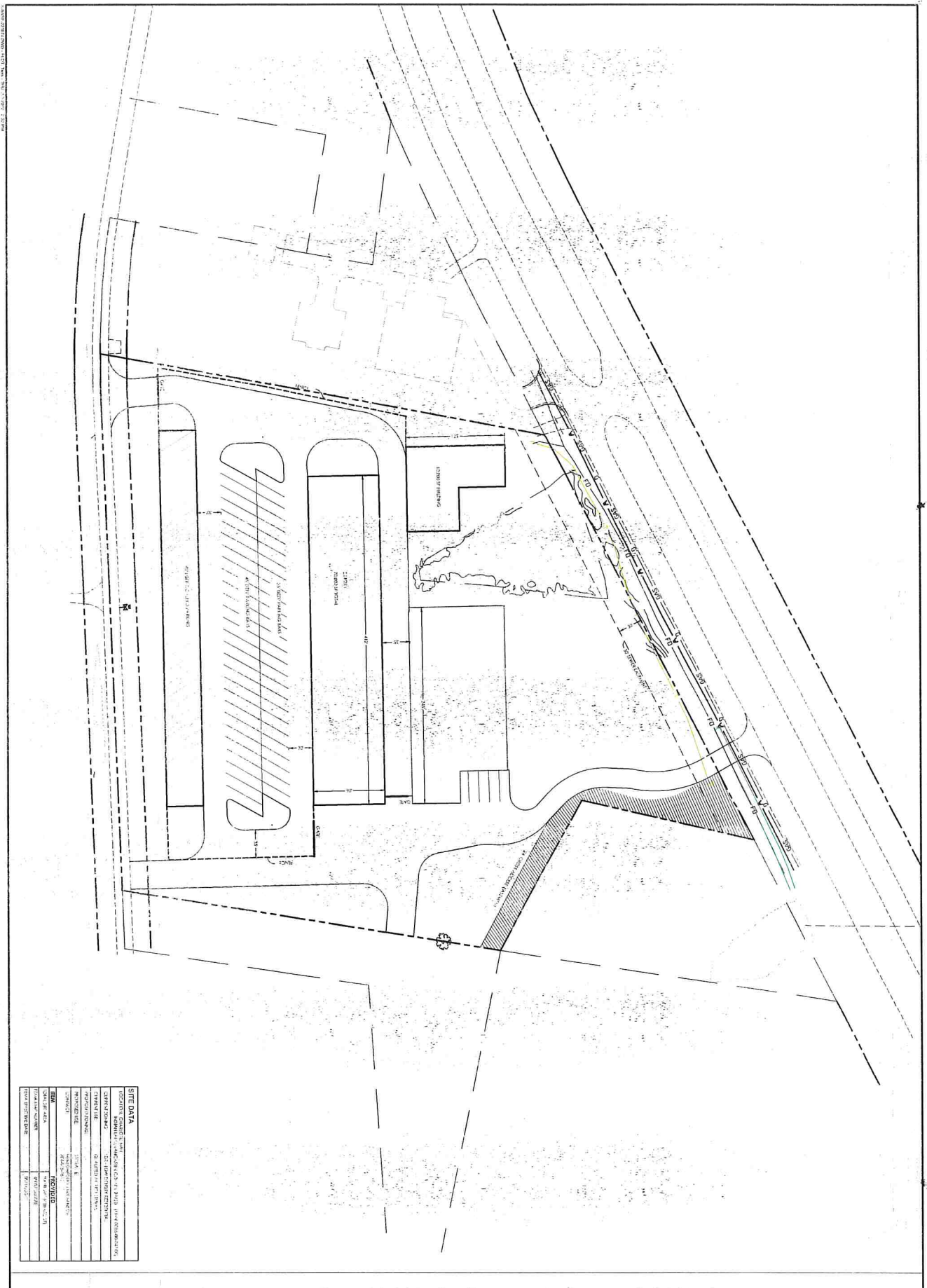
OUR EXPERIENCE: The four of us have over 85 years of combined experience with self-storage. Although we have developed and owned a number of facilities in Charlotte, our primary focus has been to bring very high quality self-storage projects to the growing and underserved towns around Charlotte. That includes projects we've developed in Lake Wylie, Mooresville, Gastonia, Huntersville, Cornelius, Matthews, Indian Trail and Fort Mill. Not only have we brought high quality self-storage to these towns, it is very important to us to be involved with each of the communities we serve. In the past, we have sponsored numerous girls and boys sports teams, participated in many charitable fundraising events, provided free storage units to non-profits and supported the local schools. In addition to providing quality storage to residential customers, we also cater to the smaller entrepreneurial businesses who require storage. Lastly, we've also been providing very secure RV parking for many years. The demand for this type of parking storage is extremely high and we hope to help meet this demand with both covered and uncovered parking.

OUR PROJECT: To construct a very high quality self-storage and RV Parking facility. Highlights/features include the following:

- Three, 1 and 2-level buildings consisting of approximately 115,000 square feet of both climate controlled and non-climate controlled storage units.
- Attractive Brick, stucco and glass construction. ***See photos of our recent projects.***
- 80 RV Parking spaces - (30 covered) & (50 uncovered).
- Professional onsite management.
- Very secure facility with decorative fencing, electronic gates, camera surveillance, excellent lighting and limited access hours.
- Heavy landscaping and site beautification.
- **Locally owned and operated.**

MISCELLANEOUS: Additional comments:

- Will provide connectivity with adjoining properties to the southeast.
- Will work with local utility department to provide an access easement for future sewer extension.
- This development will create a very solid tax base for Lancaster County and Indian Land.
- Our development will help meet the continued demand for high quality storage within the Indian Land market.
- **Extremely LOW traffic generator. A typical storage facility of this size will usually see an average of 15-35 trips per day. If this 9.6 acre tract was developed retail/office, traffic counts would be in the hundreds on a daily basis. This area has seen a tremendous increase in traffic congestion and will only get worse with the proposed and recently completed developments just north of this site.**



SITE DATA	
PROJECT NAME	INDIAN LAND STORAGE
OWNER	INDIAN LAND STORAGE, LLC
DESIGNER	HENSON FOLEY
DATE	01/11/2016
PROJECT NO.	160005
PROJECT NAME	INDIAN LAND STORAGE
OWNER	INDIAN LAND STORAGE, LLC
DESIGNER	HENSON FOLEY
DATE	01/11/2016
PROJECT NO.	160005

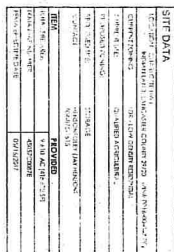
REVISIONS:	
NO.	DESCRIPTION
01	1

INDIAN LAND STORAGE
 TAX MAP 0016-00-047.00
 CHARLOTTE HWY, INDIAN LAND, SC 29720

REZONING PLAN

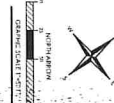
Professional Engineer Seal for Henson Foley, State of North Carolina, License No. 160005.

HensonFoley
 Landscape Architecture | Civil Engineering
 121 Girard, Huntersville, NC 28078
 p: 704.573.1615 | f: 704.873.0939 | www.hensonfoley.com

[illegible]

TAX MAP 0016-00-047.00
CHARLOTTE HWY, INDIAN LAND, SC 29720

REZONING PLAN



HensonFoley
Landscape Architecture | Civil Engineering
121 Glead Huntersville, NC 28078
048.5.1615 | 704.675.0959 | www.hensonfoley.com
NC ENGINEERING BOARD LICENSE # 007078
NC LANDSCAPE ARCHITECTURE BOARD LICENSE # 0009



