

Council Members

District 1: Terry Graham
District 2: Charlene McGriff
District 3: Billy Mosteller, Secretary
District 4: Jose Luis
District 5: Steve Harper, Chair
District 6: "Vacant"
District 7: Brian Carnes, Vice Chair

**County Administrator**

Dennis E. Marstall

County Attorney

Ginny L. Merck-Dupont

Clerk to Council

Sherrie Simpson

September 9, 2024

6:00 PM

LANCASTER COUNTY COUNCIL

COUNTY COUNCIL CHAMBERS, COUNTY ADMINISTRATION
BUILDING, 101 NORTH MAIN STREET, LANCASTER, SC 29720

MINUTES

Council Members Present: Brian Carnes, Steve Harper, Billy Mosteller, Charlene McGriff, Terry Graham, Jose Luis.

Staff Members/Others Present: Dennis Marstall, County Administrator; Ginny Merck-Dupont, County Attorney; Sherrie Simpson, Clerk to Council; Stephany Snowden, Deputy County Administrator; Sabrena Harris, Chief Financial Officer; Jamie Privuznak, Budget Director; Allison Hardin, Development Services Director; April Williams, Planning Director; Amy Carnes, Economic Development Coordinator; Lisa Parker, Human Resources Director; Debbie Hardin, Human Resources Generalist; Clay Catoe, Emergency Medical Services Director; Darren Player, Fire Service and Emergency Management Director; the press; various elected officials; various Department Heads; various employees; and citizens.

A quorum of Lancaster County Council was present for the meeting. The following press were notified of the meeting by e-mail in accordance with the Freedom of Information Act: *The Lancaster News*, *Kershaw News Era*, *The Rock Hill Herald*, Cable News 2, Channel 9 and the local government channel. The agenda was posted in the lobby of the County Administration Building and also on the County website the required length of time.

Call to Order Regular Meeting - Chairman Steve Harper

Chairman Steve Harper called the Lancaster County Council meeting to order at approximately 6:00 p.m.

Welcome and Recognition - Chairman Steve Harper

Chairman Steve Harper welcomed everyone to the meeting.

Pledge of Allegiance and Invocation - Council Member Terry Graham

Terry Graham led the Pledge of Allegiance to the American Flag and delivered the Invocation.

Approval of the Agenda

Brian Carnes moved to approve the agenda. Seconded by Charlene McGriff. The motion Passed by a vote of 6-0.

Citizens Comments

The following citizens signed up for and spoke during the Citizen Comments:

1. Blake Champion, Indian Land, SC, spoke regarding September being Suicide Prevention Month and the County's time off policy for Public Safety employees. Mr. Champion provided a written letter for each Council member, and a copy of his letter is attached as Schedule A to the written minutes in the Clerk to Council's office.
2. Mason McClure, Indian Land, SC, spoke regarding McClure Collision Center and requested that Council reconsider the conditional use permit (Planning Department Case Number CU-2024-0910). A handout was provided for each Council member regarding the McClure Collision Center, and a copy of the handout is attached as Schedule B to the written minutes in the Clerk to Council's office.
3. Bruce Cohen, Indian Land, SC, spoke regarding traffic concerns in the Indian Land area of Lancaster County, as well as traffic on Highway 521.

The following citizens submitted electronic, written comments for Citizen Comments: None.

Special Presentations

a. Recognition of Employee of the Quarter - 2024 - 2nd Quarter - Presented by County Administrator Dennis Marstall

Dennis Marstall recognized the employees who were nominated by their peers for the Employee of the Quarter for the 2nd Quarter. Mr. Marstall explained that each quarter, an employee is chosen from the General Government and one from the Public Safety sector of the County. Mr. Marstall announced that Cliff Henson with the Parks and Recreation Department was the winner for the General Government award, and Brian Collins with the Emergency Medical Services (EMS) Department was the winner for the Public Safety award.

Consent Agenda

Billy Mosteller moved to approve Consent Agenda Item **7a.**, **7b.**, **7c.**, **7d.**, **7e.**, and **7f.** [which are the same as Item **a.**, **b.**, **c.**, **d.**, **e.**, and **f.** listed below]. Seconded by Charlene McGriff. The motion to approve the Consent Agenda Passed by a vote of 6-0.

- a. Approval of Minutes from the August 14, 2024 County Council Committee of the Whole Meeting**
- b. Approval of Minutes from the August 26, 2024 County Council Regular Meeting**
- c. 3rd Reading of Ordinance 2024-1918**
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster

County To Rezone Approximately 1.04 Acres (TM# 0056-00-012.00), Which Is Located At 6989 Pageland Hwy, From Rural Business (RUB) District To Rural Residential (RR) District. - *Planning Department Case Number: RZ-2024-0826. The Planning Commission recommended approval by unanimous vote and the Planning staff also recommended approval of the rezoning request. Public Hearing and 1st Reading Postponed until August 12, 2024, by unanimous vote. Passed 6-0 at the August 12, 2024, County Council Meeting. Passed 6-0 at the August 26, 2024, County Council Meeting. - Allison Hardin*

d. **3rd Reading of Ordinance 2024-1921**

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 1.53 Acres (TM# 0086F-0B-001.00), Which Is Located At 1890 High Point Cir, From Manufactured Home (MH) District To Medium Density Residential (MDR) District - *Planning Department Case Number: RZ-2024-1081. The Planning Commission recommended approval by a vote of 6-1 and the Planning staff also recommended approval of the rezoning request. Passed 6-0 at the August 12, 2024, County Council Meeting. Passed 6-0 at the August 26, 2024, County Council Meeting. - Allison Hardin*

e. **3rd Reading of Ordinance 2024-1923**

Ordinance Title: An Ordinance To Amend Ordinance 2016-1425 Related To The Lancaster County Department Of Economic Development Advisory Board And To Provide For Matters Related Thereto. - *Passed 6-0 at the August 12, 2024, County Council Meeting. Passed 6-0 at the August 26, 2024, County Council Meeting. - Dennis Marstall*

f. **2nd Reading of Ordinance 2024-1922**

Ordinance Title: An Ordinance To Approve A Temporary Construction And Permanent Easement Grant To Lancaster County Water And Sewer District Upon Real Property Owned By Lancaster County And Located Off South Carolina Highway 9 Bearing Tax Parcel Number 0066-00-040.00 And To Authorize County Officials To Take Such Actions As Are Necessary To Effectuate The Grant Of The Easements And To Effectuate The Purposes Of This Ordinance. - *Passed 6-0 at the August 26, 2024, County Council Meeting. - Dennis Marstall*

Non-Consent Agenda

a. **Resolution 1283-R2024**

Resolution Title: A Resolution To Direct County Staff To Take Appropriate Action To Move Forward With The United States Department Of Health And Human Services Grant Match Award, To Execute Such Other Documents As May Be Necessary And Convenient, And To Take Any Other Action As May Be Needed To Carry Into Effect This Resolution. - *Dennis Marstall*

Charlene McGriff moved to approve Resolution 1283-R2024. Seconded by Jose Luis.

Dennis Marstall explained that the Emergency Medical Services (EMS) Department was awarded a grant through the United States Department of Health and Human Services and the grant funding would be used to establish an in-house EMS training program for the residents of Lancaster County. Mr. Marstall noted that the two-year grant program required a local match of an estimated \$40,000 for the duration of the grant program. Several Council members

expressed their support of the program, and thanked Clay Catoe for his dedication to the EMS Department.

There was no further discussion from Council. Resolution 1283-R2024 Passed by a vote of 6-0.

b. Public Hearing and 3rd Reading of Ordinance 2024-1915

Ordinance Title: An Ordinance To Authorize The Execution And Delivery Of A Special Source Revenue Credit Agreement By And Among Lancaster County, KCH Real Estate LLC, And LCI-Lineberger Construction, Inc., Entities Previously Identified By The County As Project Aurora, Including Any Related Or Affiliated Entities, Providing For Special Source Revenue Credits; And To Express The Intention Of Council To Provide Monies To The Economic Development Fund. - Passed 6-0 at the July 15, 2024, County Council Meeting. Passed 6-0 at the August 12, 2024, County Council Meeting. - Amy Carnes

Brian Carnes moved to approve the 3rd Reading of Ordinance 2024-1915. Seconded by Billy Mosteller.

Amy Carnes announced that LCI-Lineberger Construction, Inc. was the business that was previously identified as Project Aurora.

Steve Harper opened the Public Hearing for Ordinance 2024-1915 at approximately 6:27 p.m. He noted that no one signed up to speak at the Public Hearing for the Ordinance. There were approximately 37 citizens, including staff members, in attendance during the Public Hearing for this Ordinance. The following speakers came forward to make comments or sent in written comments regarding the Ordinance: None. Steve Harper closed the Public Hearing at approximately 6:27 p.m.

There was no discussion from Council. The 3rd Reading of Ordinance 2024-1915 Passed by a vote of 6-0.

Dennis Marstall recognized Ms. Carnes for her work on this Ordinance, as it was the first Economic Development project that she had managed.

c. Public Hearing and 3rd Reading of Ordinance 2024-1924

Ordinance Title: An Ordinance To Amend Ordinance No. 2024-1910, Relating To The Appropriation Of Funds And The Approval Of A Detailed Budget For Lancaster County For The Fiscal Year Beginning July 1, 2024, And Ending June 30, 2025 (FY 2024-2025), To Further Provide For Revenues And Expenditures During The Fiscal Year; And To Provide For Matters Related Thereto. - Passed 6-0 at the August 12, 2024, County Council Meeting. Passed 6-0 at the August 26, 2024, County Council Meeting. - Jamie Privuznak

Charlene McGriff moved to approve the 3rd Reading of Ordinance 2024-1924. Seconded by Terry Graham.

Dennis Marstall explained that there had not been any changes made since the 2nd Reading of this Ordinance.

Steve Harper opened the Public Hearing for Ordinance 2024-1924 at approximately 6:29 p.m. He noted that no one signed up to speak at the Public Hearing for the Ordinance. There were approximately 37 citizens, including staff members, in attendance during the Public Hearing for this Ordinance. The following speakers came forward to make comments or sent in written comments regarding the Ordinance: None. Steve Harper closed the Public Hearing at approximately 6:29 p.m.

There was no discussion from Council. The 3rd Reading of Ordinance 2024-1924 Passed by a vote of 6-0.

d. Public Hearing and 3rd Reading of Ordinance 2024-1925

Ordinance Title: An Ordinance To Amend Chapter 7 Of The Lancaster County Code To Resolve Conflicts Between The County Code And The South Carolina Building Codes, As Adopted, And To Provide For Other Updates Related Thereto. - Passed 4-2 at the August 12, 2024, County Council Meeting (Steve Harper and Jose Luis Opposed). Passed 4-2 at the August 26, 2024, County Council Meeting (Terry Graham and Jose Luis Opposed). - Allison Hardin

Terry Graham moved to approve the 3rd Reading of Ordinance 2024-1925. Seconded by Charlene McGriff.

Allison Hardin reviewed the proposed code amendments via the County's PowerPoint presentation, and highlighted the changes that had been made since the 2nd Reading of Ordinance 2024-1925.

Steve Harper opened the Public Hearing for Ordinance 2024-1925 at approximately 6:43 p.m. He noted that no one signed up to speak at the Public Hearing for the Ordinance. There were approximately 36 citizens, including staff members, in attendance during the Public Hearing for this Ordinance. The following speakers came forward to make comments or sent in written comments regarding the Ordinance: None. Steve Harper closed the Public Hearing at approximately 6:43 p.m.

Jose Luis made a motion to amend Section 7-301(B) so that it read "Board members **may** be composed of individuals with knowledge and experience in the technical codes, such as design professionals, contractors, building industry representatives, or **legal professionals**.", and to amend Section 7-301(E) to reflect the language in the Boards and Commissions General Provisions Ordinance (Ordinance Number 2024-1926). Seconded by Brian Carnes. The amendment Passed by a vote of 6-0.

There was no further discussion from Council. The 3rd Reading of Ordinance 2024-1925 Passed, as amended, by a vote of 6-0.

e. 2nd Reading of Ordinance 2024-1926

Ordinance Title: An Ordinance To Amend The Lancaster County Code Chapter 2 – Administration To Add General Provisions For Boards, Commissions And Similar Entities Where The Majority Of Members Are Appointed By Lancaster County Council. - Passed 6-0 at the August 26, 2024, County Council Meeting. - Dennis Marstall / Ginny Merck-Dupont

Brian Carnes moved to approve the 2nd Reading of Ordinance 2024-1926. Seconded by Billy Mosteller.

Ginny Merck-Dupont reviewed the changes made since the 1st Reading of Ordinance 2024-1926 via the County's PowerPoint presentation. Council and staff discussed the proposed attendance requirements. Several Council members expressed interest in amending the attendance requirement for the Planning Commission, and any Board or Commission that meets more than 12 times in a calendar year. Council's request was that a member would need to be present for at least 75% of all meetings, which included regular meetings, workshops, and special meetings. Council also requested that the language indicated that the failure to attend 75% of the meetings would constitute grounds for immediate removal of the member, by a majority vote from Council. However, for Boards or Commissions that meet 12 times per calendar year or less, members must attend at least 50% of all meetings; failure to do so would constitute grounds for removal by a majority vote of Council. Council and staff also discussed the process for the disestablishment of a Board or Commission that does not regularly meet.

There was no further discussion from Council. The 2nd Reading of Ordinance 2024-1926 Passed by a vote of 6-0.

f. 2nd Reading of Ordinance 2024-1927

Ordinance Title: An Ordinance To Adopt Amended Personnel Policies For Lancaster County In Accordance With Lancaster County Code, Chapter 2, Article Iv, Relating To The Lancaster County Personnel Policy. - Passed 5-1 at the August 26, 2024, County Council Meeting (Jose Luis Opposed). - Dennis Marstall / Lisa Parker

Brian Carnes moved to approve the 2nd Reading of Ordinance 2024-1927. Seconded by Charlene McGriff.

Lisa Parker explained that County staff, Councilman Luis, and the County's outside labor attorney, Joanie Winters, met to discuss the proposed personnel policy and potential changes. Debbie Hardin reviewed the changes that were made since the 1st Reading of Ordinance 2024-1927 via the County's PowerPoint presentation. Council and staff discussed the remote work policy, and Billy Mosteller questioned how the County monitors employees who work remotely.

There was no further discussion from Council. The 2nd Reading of Ordinance 2024-1927 Passed by a vote of 6-0.

g. Public Hearing and 1st Reading of Ordinance 2024-1928

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 36.14 Acres (TM# 0081-00-046.00 & 0081-00-047.00), Which Is Located Along Hwy 521/Hwy 9 Bypass Near Kershaw-Camden Hwy, From Light Industrial (LI) District To Low Density Residential (LDR) District For The Purpose Of Marketing The Property For Residential Development. - Planning Department Case Number: RZ-2024-1388. The Planning Commission recommended approval by unanimous vote and the Planning staff also

recommended approval of the rezoning request. - April Williams

Charlene McGriff moved to approve the 1st Reading of Ordinance 2024-1928. Seconded by Brian Carnes.

April Williams reviewed the rezoning request via the County's PowerPoint presentation. Ms. Williams explained that the properties had been listed for sale for an extended period of time with no interest due to the current zoning, so the applicant submitted the rezoning request with the expectation that it would make the properties more marketable. Ms. Williams noted that the applicant planned on selling the two properties together.

Steve Harper opened the Public Hearing for Ordinance 2024-1928 at approximately 7:18 p.m. He noted that no one signed up to speak at the Public Hearing for the Ordinance. There were approximately 34 citizens, including staff members, in attendance during the Public Hearing for this Ordinance. The following speakers came forward to make comments or sent in written comments regarding the Ordinance: None. Steve Harper closed the Public Hearing at approximately 7:18 p.m.

Several Council members expressed concern regarding the two properties being located close to a concrete plant. Mr. Harper stated, for the record, that he had no vested interest in the project even though him and the applicant were distant kin. Council and staff discussed spot zoning, and Allison Hardin explained that if approved, the rezoning would not technically be considered spot zoning, but it would significantly decrease the Light Industrial (LI) District in this area of the County.

There was no further discussion from Council. The 1st Reading of Ordinance 2024-1928 Failed by a vote of 0-6.

Discussion and Action Items

Jose Luis moved to reconsider Resolution 1265-R2024. Seconded by Brian Carnes.

Terry Graham explained that Council needed an updated letter from the County's Technical Review Committee (TRC).

The motion to reconsider Resolution 1265-R2024 Passed by a vote of 6-0. The reconsideration of this Resolution will be placed on the September 23, 2024, County Council meeting agenda.

Status of Items Tabled, Recommitted, Deferred or Held

- a. **HOLD UNTIL NOVEMBER 12, 2024, MEETING -
2nd Reading of Ordinance 2024-1917**
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 26.94 Acres (TM# 0081-00-045.01), Which Is Located Adjacent To 2491 Hwy 9 Bypass, From Neighborhood Business (NB) District To Medium Density Residential (MDR) District - Planning Department Case Number: RZ-2024-0623. The Planning Commission recommended approval by unanimous vote and the Planning staff also recommended approval of the rezoning request. Passed 6-0 at the July 15, 2024, County Council Meeting. At the August 26,

2024, Council Meeting, the 2nd Reading was Postponed until the November 12, 2024, County Council Meeting - Allison Hardin

**b. HOLD / REFERRED BACK TO THE PLANNING COMMISSION -
1st Reading of Ordinance 2024-1912**

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 3.63 Acres (TM# 0008-00-069.07) Located Along Lodge Rd, From Low Density Residential (LDR) District To General Business (GB) District - Planning Department Case Number: RZ-2024-0259. The Planning Commission recommended denial by a unanimous vote; however, the Planning staff supports the rezoning request. Referred back to the Planning Commission by a vote of 6-0 at the August 12, 2024 County Council Meeting. - Allison Hardin

There was no discussion regarding the status of any tabled, recommitted, deferred or held items.

Executive Session

a. One Item:

1. Receipt of legal advice subject to the attorney-client privilege regarding the Lancaster County Airport Advisory Board.

Steve Harper stated that he needed a motion to go into Executive Session for the receipt of legal advice subject to the attorney-client privilege regarding the Lancaster County Airport Advisory Board. Charlene McGriff stated that she so moved. Seconded by Terry Graham. The motion to go into Executive Session Passed by a vote of 6-0. At approximately 7:28 p.m., Council went into Executive Session.

Items Requiring a Vote Following Executive Session

Council came out of Executive Session and Steve Harper called the Council meeting back to order at approximately 8:30 p.m. Charlene McGriff moved to come out of Executive Session. Seconded by Brian Carnes. The motion to come out of Executive Session Passed by a vote of 6-0.

Upon returning to open session, Ginny Merck-Dupont stated that Council met in Executive Session for the receipt of legal advice subject to the attorney-client privilege regarding the Lancaster County Airport Advisory Board. She stated that during Executive Session, no motions were made, and no votes were taken.

Adjournment

Brian Carnes moved to adjourn the Council meeting. Seconded by Jose Luis. The motion to adjourn Passed by a vote of 6-0.

There being no further business to discuss, the regular meeting of Council adjourned at approximately 8:31 p.m.

[signatures on next page]

Respectfully Submitted:

Lauren Hill

Lauren Hill
Deputy Clerk to Council

Approved by Council on September 23, 2024.

A handwritten signature in cursive script, appearing to read "B Mosteller", is written over a horizontal line.

Billy Mosteller, Secretary

Dear Councilmember,

Tonight I spoke with you regarding accrual rates for county employees, specifically Public Safety. However, I was not able to fully express my concern and ideas that may potentially benefit all county employees. To recap and expand on tonight's Citizen's Comments; When reviewing the policies, all county employees receive 1 day of paid leave per month. This is on a step scale that increases slightly every 5 years, but for time sake, I will only use the 0-5 year employees as an example. This applies to all county employees except those that are in our public safety departments. As it currently stands, a 12 hour employee's workday is considered to be 8 hours in the current policy. This includes Deputies, Detention Center Officers, and Telecommunicators. If they take a day off, they are required to use 12 hours of leave. They accrue one day every 3 pay periods. A 24 hour employee's workday is classified as 12 hours. This includes EMS and the 24 hour Firefighters. When these employees request a day off, they have to utilize 24 hours of leave. On average, it takes 24 hour employees 4 pay periods to have 1 true, full shift of leave. So with that, 8 hour employees receive 12 shifts a year, 12 hour employees receive 8 shifts a year, and 24 hour employees receive 6 shifts a year. It is only after 20 years of service will somebody in EMS or Fire receive a true full day off a month. 20 years. To put it into another perspective, in order for 24 hour employees to get a full 7 days off, they have to either take 72 hours of vacation, or take 48 hours of vacation and swap shifts to accommodate this, depending on the week. Many have to save vacation for 6 months to get a week off. If they're out of leave, they have to attempt to request leave without pay and hope it gets approved. One point to also consider is that the "built in overtime" that has been referenced along with the yearly pay average for EMS is misrepresented if an employee uses annual/sick leave or has to take leave without pay. Utilizing either of these options decreases the given figure.

Going back a few months, as well as seeing this mentioned in the policy revision draft, I had the idea that instead of a one time monetary bonus or merit raises (which I know was dropped from the budget process) as a reflection of performance, could we offer vacation hours as a bonus? We offer vacation hours to folks for blood donation (and

Schedule A

unfortunately some of us do not qualify to donate so we can't get the hours that are offered this way), why not do this for employees that show good work ethic and base this off of their evaluations? My thought behind this is that several employees need or want extra vacation hours, especially those of us that require almost 2 months to obtain 1 shift off of work. This I think will also help the budget. Providing vacation hours may not require a separate budget item, and could be built into the existing department's budget. It may also spread the money across multiple budget years, as everybody takes vacation at different times during the year and the accrual calendar does not coincide with the fiscal year. I feel that if polled across the county, many employees would prefer this option rather than a one time bonus.

Another suggestion that goes along with this; At the end of the year, several employees county wide lose vacation time because they do not use all of their hours and hit the hour limit that will carry over. Instead of employees taking a loss on earned vacation time, can the county pay this overage as a monetary bonus to them? I feel that employees should utilize their vacation time in order to help recover both physically and mentally. As mentioned in tonight's meeting, mental health and healing is an important part of maintaining a good work/home balance. However, there are employees that will hit this cap and take a loss on this time they have worked for.

I hope you will take these concerns and suggestions into consideration to help improve the lives of all of our employees. Happy and healthy employees are statistically higher performing employees, and I believe Lancaster County can be the standard that other employers strive to be.

Kindest Regards,

Blake Champion

Schedule B

McClure Collision CENTER



Mason McClure

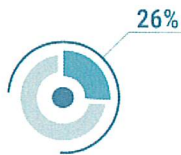
mcclurecollisioncenter@gmail.com

704-361-3877





Local impact



Lancaster County is missing out on both revenue and tax dollars, as 26% of our annual sales—around \$1.04 million—comes from loyal customers driving to Charlotte for their collision repairs. If these customers stayed local, Lancaster County would benefit from the sales and the tax revenue that's currently being lost to out-of-state businesses.

With so many people traveling out of the city for services, we're losing valuable tax revenue that could be benefiting our local area



We also have several employees who reside in Lancaster County and are eager to work closer to home. They are enthusiastic about the prospect of both living and working within the community, which would enhance their work-life balance and contribute to local economic growth



Unlike other collision centers in the area, which exclusively work with insurance companies and do not accommodate out-of-pocket payments, we understand the importance of offering this flexible option. Allowing customers to pay out of pocket provides significant benefits, particularly for those with multiple teen drivers. This flexibility helps them manage repair costs more effectively and maintain lower insurance rates, giving them a valuable alternative in managing their expenses.

About us



" We are in the people business; we just happen to fix cars along the way"

After more than 21 years of successful business in Charlotte, we are excited to seek approval to expand our proven expertise and services into Indian Land, South Carolina. This new venture is particularly meaningful to us as we currently reside in Lancaster County, making this project a true local opportunity. This new project feels like a natural extension of our community involvement.

Because our name is on the door, we take great pride in both the appearance of our facility and the quality of our repairs!

5.0 ★★★★★

With close to 700 five-star reviews, our customers have consistently shared their satisfaction and trust in our services. Here's a glimpse of what some of them have to say about their experiences with us.

★★★★★ *McClure just finished the work on my daughter's 2020 Jeep Compass and the result is AMAZING. The entire staff is extremely nice and pleasant to deal with. AAA+ across the board!*

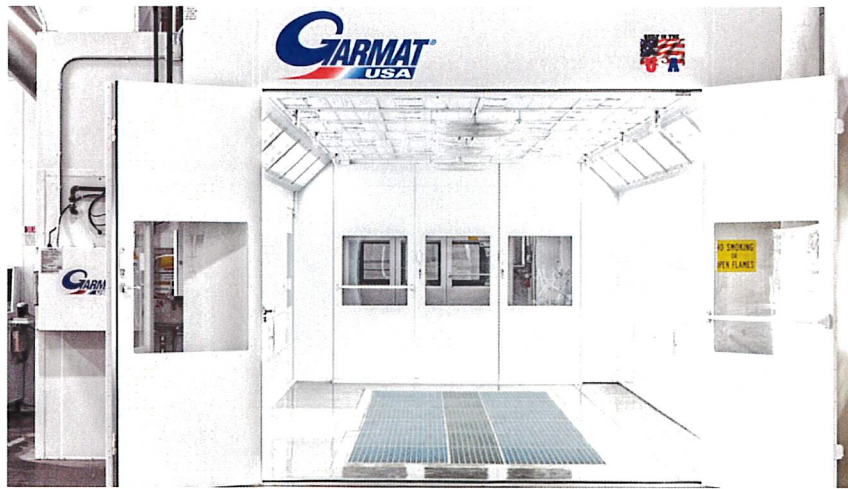
★★★★★ *THE best collision center in CLT. They do top tier work and have great customer service. Wouldn't choose anyone else.*

★★★★★ *Amazing customer service and amazing work! Will go back to them every time anything is needed.*

★★★★★ *This was the best service I have ever received on my car. The employees were very kind and knowledgeable, providing useful, to-the-point information. I had severe paint damage to my passenger side door, which was replaced in three business days. Prices are reasonable and broken down. Andrew was my point of contact, and was able to squeeze me in prior to a long trip. I wouldn't take my car anywhere else in Charlotte! Customer service was a 10/10!*

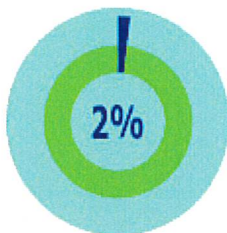
★★★★★ *I'm sooo happy that I came here and got my car repaired. It was done faster than I thought. McClure Collision had it fixed in a week. Another place told me it would take a few weeks to get the parts ordered. McClure was thorough asked if I had questions and GUARANTEES their work 100% I will Never go anywhere else for anything for my car!!! If you need your car repaired you Best come to McCure Collision!!!*

Sustainable Practices: Minimizing Emissions for a Greener Community.



Our spray/paint booth is designed to minimize emissions and ensure environmental safety. It incorporates advanced filtration and ventilation

systems to effectively capture and manage any airborne pollutants, reducing our environmental impact and maintaining compliance above industry standards.



Adrian Stock / iStockphoto

Our state-of-the-art filtration system ensures that less than 2% of emissions are released into the environment, significantly reducing our ecological footprint. This commitment is deeply personal to us because we too, live in this community and are dedicated to preserving the environment for ourselves

and our neighbors.



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

August 14, 2024

Mason McClure

7259 Henry Harris Rd.
Indian land, SC 29720

Project Number	20240910
Project Name	McClure Collision Center
Location	9868 Harrisburg Road
Stage	Conditional Use
Parcel(s)	0005-00-100.05 & 0005-00-100.0
Status	Conditional

Dear: Mason McClure

This letter is to confirm CONDITIONAL APPROVAL of your Conditional Use plans by the Lancaster County Technical Review Committee (TRC).

Sincerely,

Plan Review Comments

County Engineer - Stephen Blackwelder - 8035482406
sblackwelder@lanastercountysc.gov

Approved

Review Comments:

Advisory Comments:

No land disturbance noted on plans.

Fire Marshal - John Magette - 8032838888
jmagette@lanastercountysc.gov

Approved

Review Comments:

Advisory Comments:

1. Permits for fire suppression system for paint booth will be required.
2. The building will be required to be sprinkler protected if it will be used to repair commercial vehicles.

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

No Review Needed

Review Comments:

This site already has water and sewer service.

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

Approved

Review Comments:

Bring the driveway to current standards, 30' throat with 30' radial returns.

A full review for compliance with the SCDOT ARMS manual will be conducted when the SCDOT permit is applied for.

Planning - Matthew Blaszyk - 803-285-6005
mblaszyk@lanastercountysc.gov

Conditional

Review Comments:

Advisory Comments:

Information for lighting plans in the Highway Corridor Overlay can be found in section 4.3.2.I of the UDO.

Screening requirements of the Highway Corridor Overlay District are listed below:(UDO 4.3.2.J.3).

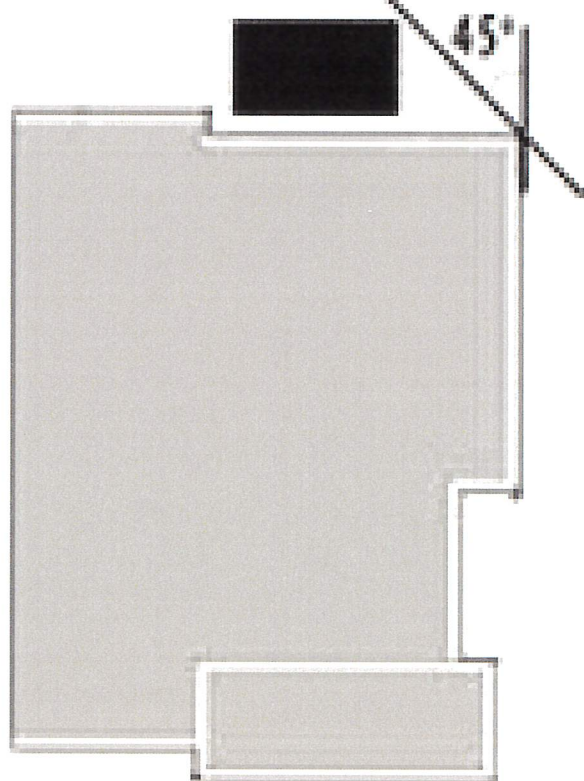
- a. Containers, dumpsters, mechanical equipment, and similar structures shall be located to the rear and/or side of the building they serve. New utility boxes shall also be located to the rear and/or side of the building they serve;
- b. All containers, dumpsters, mechanical equipment, utility boxes, and similar structures shall be screened from view from all adjacent properties, residential use districts, and public right-of-way using an opaque screen;
- c. Where applicable, containers, dumpsters, and similar structures shall be screened from view, using a semi-opaque screen, from the upper levels of adjacent buildings;

Please depict the sites usable open space on the site plan and its associated open space calculations. The only calculations on the plan which matches the stated 32% open space is the pervious surface calculation.

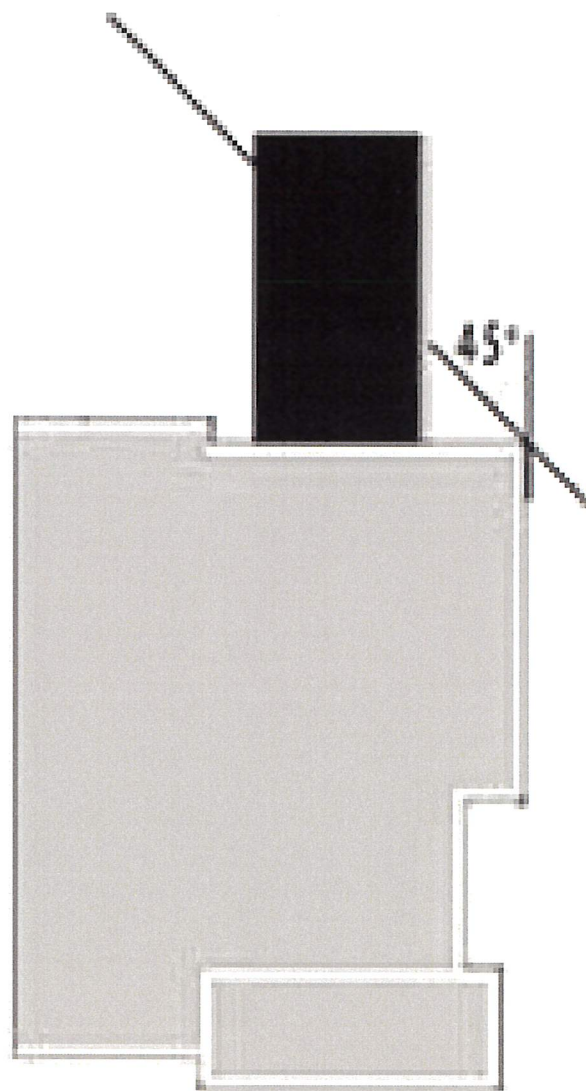
Dumpsters, Loading Docks, Mechanical Equipment, and Utility Structures: All such structures shall be completely screened from view from public and publicly-accessed streets and any adjacent residential or mixed-use properties to a height of 1 foot above the structure or 8 feet, whichever is less, by a wall or planted hedge. A device is considered out of view of the public street if it is within the 45 degree angles projected from the building edges (see diagram at right), except on a corner lot or lot with public drives along more than one side. Where a Type B buffer exists or is installed along adjacent property lines, this shall be considered sufficient screening from adjacent properties. (UDO 7.1.6.a) Please ensure that the proposed location for the dumpster is screened for public view.

The sides of the building do not meet the building vernacular requirements of section 4.3.2.F.3 of the UDO. This can be addressed during the civil project stage.

Dumpster
considered out of
view.



Visible loading dock.
Screening required.



Advanced Engineering Services, LLC

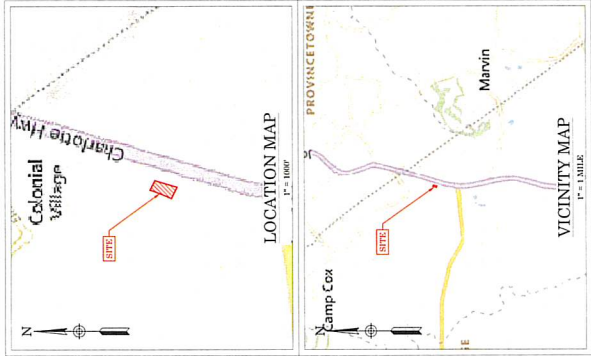
CONDITIONAL USE PLANS

FOR

McCLURE COLLISION CENTER LANCASTER COUNTY, SOUTH CAROLINA

PREPARED FOR:

McCLURE COLLISION CENTER, LLC



SITE DATA TABLE	
OWNER/DEVELOPER	McCLURE COLLISION CENTER, LLC 6400 SOUTH BOULEVARD CHARLOTTE, NORTH CAROLINA 28217 (704) 557-9100 mcclurecollisioncenter@gmail.com
PROJECT LOCATION	9848 HARRISBURG ROAD FORT MILL, SOUTH CAROLINA 29707
TAX MAP & PARCEL NUMBER	0002-00-100-05
ZONING / LAND USE	08 GENERAL BUSINESS DISTRICT
PROJECT AREA	1.00 ACRES
IMPERVIOUS AREA	APPROX. 0.32 ACRES, PROPOSED 0.32 ACRES
PROPOSED USE	BODY SHOP/COLLISION CENTER
BUILDING AREA	112,000 SF
DISTURBED AREA	1.0 ACRES

SHEET INDEX	
Sheet Number	Sheet Title
1	PROJECT COVER
2	EXISTING CONDITIONS PLAN
3	PROPOSED LAYOUT
4	LANDSCAPE PLAN
5	DRAINAGE DETAIL

McCLURE COLLISION CENTER
McCLURE COLLISION CENTER, LLC
PROJECT COVER

LANCASTER COUNTY,
SOUTH CAROLINA
NOT TO SCALE
SHEET
1 OF 5



PRE-DEVELOPED		POST-DEVELOPED	
TOTAL AREA	1.00 AC	100%	1.00 AC
IMPERVIOUS	0.05 AC	68.00%	0.05 AC
PERVIOUS	0.32 AC	32.00%	0.32 AC
			68.00%
			32.00%

Drawn by	I.G.S.
Approved by	
Date	
DATE	REVISION

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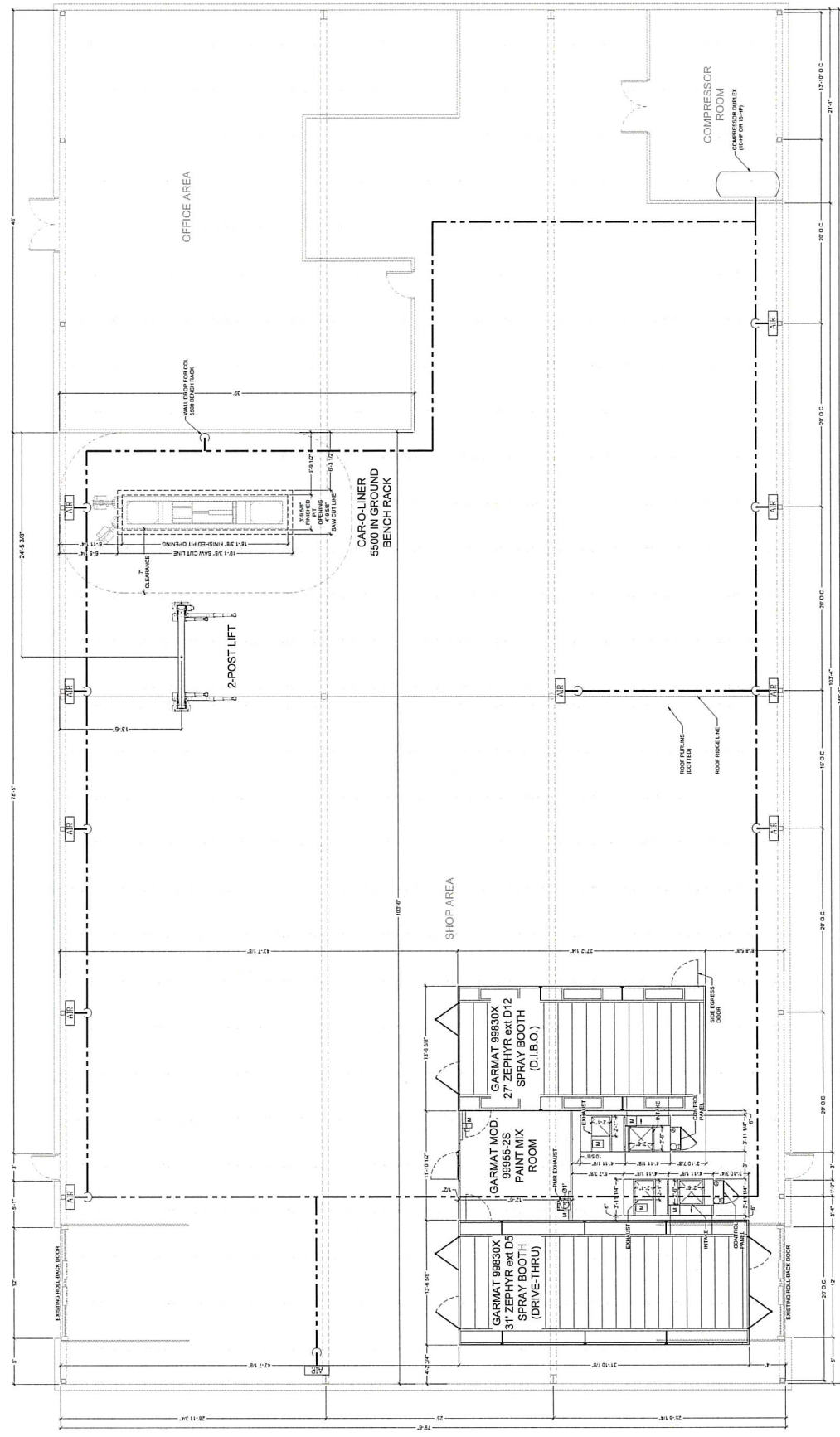


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McCLURE COLLISION CENTER
 9868 HARRISBURG ROAD
 FORT MILL, SOUTH CAROLINA 29707

DIST.	-
STATUS	- PROPOSAL
DRAWN	- I.G.S.
REVISION	- 0
SHEET SIZE	- 0
DWG.	-
NO.	-

SHEET NO.
A



EQUIPMENT PLAN VIEW
 SCALE 3/8" = 1'-0"