

Planning Commission Members

District 1: Alan Patterson
District 2: Tamecca Neely
District 3: Charles Deese, Chair
District 4: (Vacant)
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

Rox Burhans

February 2, 2023

5:00 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. New Business**
 - 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.
 - 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.
 - d.** Overview of next month's Agenda
 - e.** Other
- 3. Adjourn**

Agenda Item Summary

Ordinance # / Resolution #: CU-2022-2126 Corey Baker

Contact Person / Sponsor: A. Davis

Department: Planning

Date Requested to be on Agenda: 2/2/2023

Points to Consider:

Revised plan submitted 1/18/2023 includes an automated carwash.

ATTACHMENTS:

Description	Upload Date	Type
Revised Application	1/30/2023	Exhibit
Site Plan	2/1/2023	Exhibit
Location Map	1/18/2023	Exhibit



Planning Department

P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721

Phone: 803.285.6005, planning@lanastercountysc.net

www.mylanastersc.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

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.



Applicant

11/28/2022

Date



Property Owner(s)

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

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,

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.

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)**



CLIENT

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



C-STORES - POSSUM HOLLOW RD

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



REVISIONS

1111

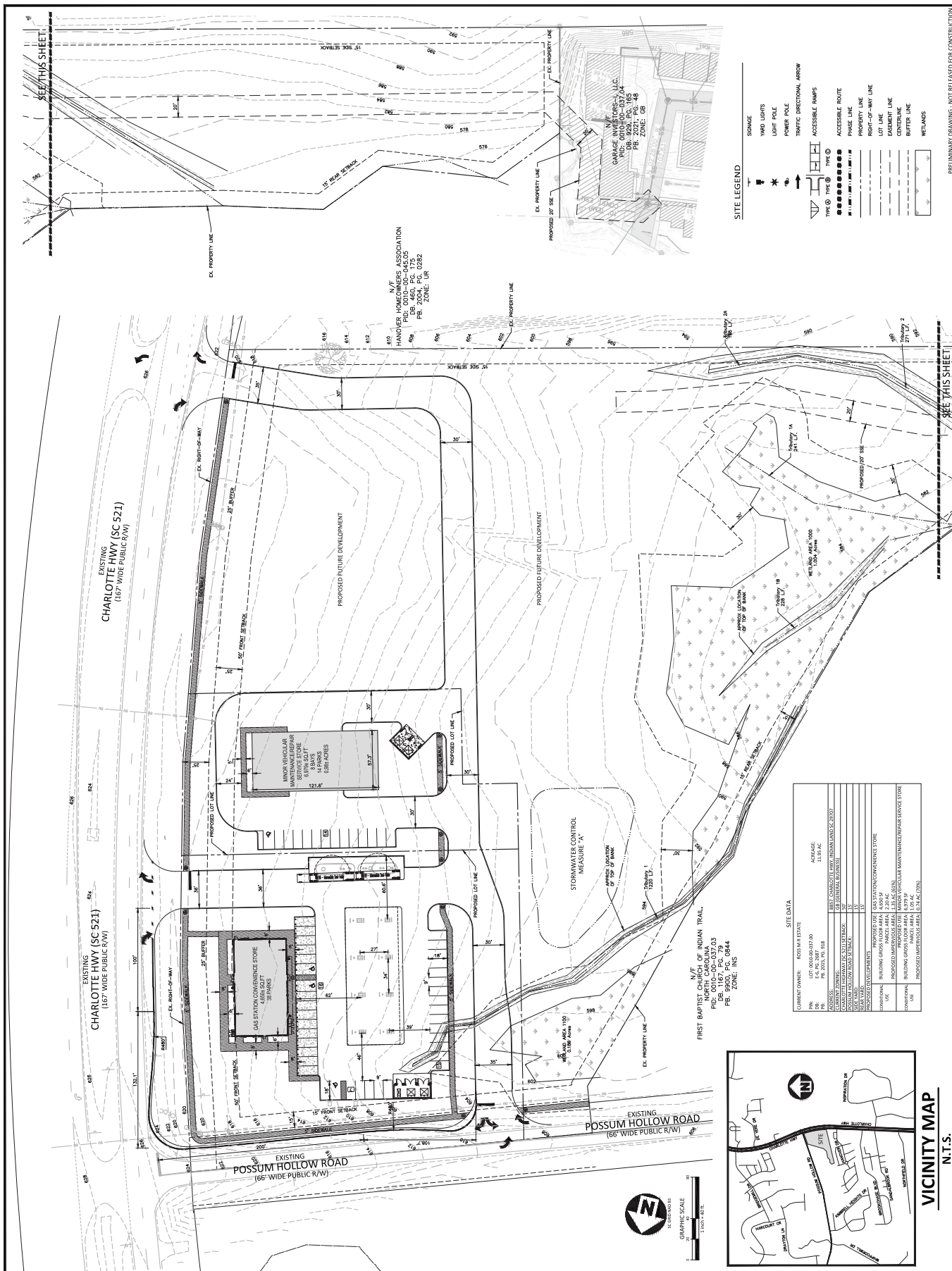
PIAN INFORMATION

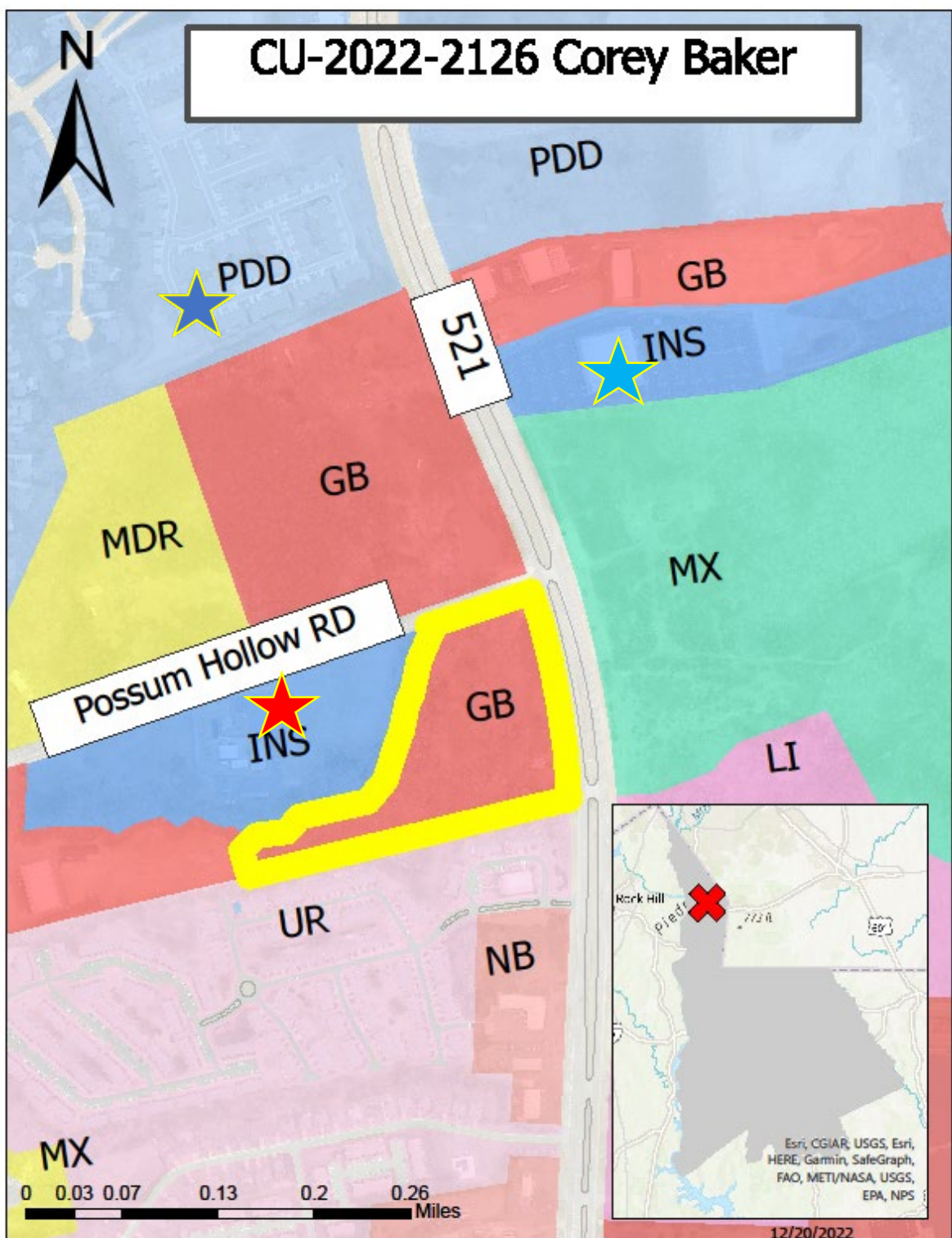
PROJECT NO.	CPR2010
FILE NAME	CPR2010-S1 (ALT - Mavis)
CHECKED BY	MDD
DRAWN BY	CEG
SCALE	1"=40'
DATE	12.02.2022

SHEET

CONDITIONAL USE PLAN

EX.00





Lancaster
County
South Carolina



Subject Property



Proposal:
Conditional Use: Minor
Maintenance & Repair
Bridgemill Development



Restoration Church



Transformation Church

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: 2/2/2023

Points to Consider:

ATTACHMENTS:

Description	Upload Date	Type
Application	1/18/2023	Exhibit
Proposed Plat	1/18/2023	Exhibit
Location Map	1/30/2023	Exhibit



Planning Department
P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lanastercountysc.net
www.mylanastercountysc.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 4138 Dobys Bridge Rd
City Fort Mill State SC Zip 29707 Tax Parcel ID 0013-0-015.00
Current Zoning GB Current Use Gas Station
Total Acres 2.11 Surrounding Property Description _____

Proposed Conditional Use GB - Automated Car wash with associated parking and infrastructure

CONTACT INFORMATION

Applicant Name Advanced Engineering Services LLC
Address 110-A Tommy Stalnaker Drive
City Warner Robins State GA Zip 31088 Phone 800-416-8136
Fax 229-299-0494 Email aespermit@aesllc.us
Property Owner Name SHJ Construction Group
Address 124 East Thompson Street
City Thomaston State GA Zip 30286 Phone 706-647-0414
Fax N/A Email martie@shjconstructiongroup.com

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.

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

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Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

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2. Planning Commission

- Conducts a public hearing on the application to receive input from Lancaster County citizens, applicant, and other interested parties.
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- Makes a recommendation to the County Council.

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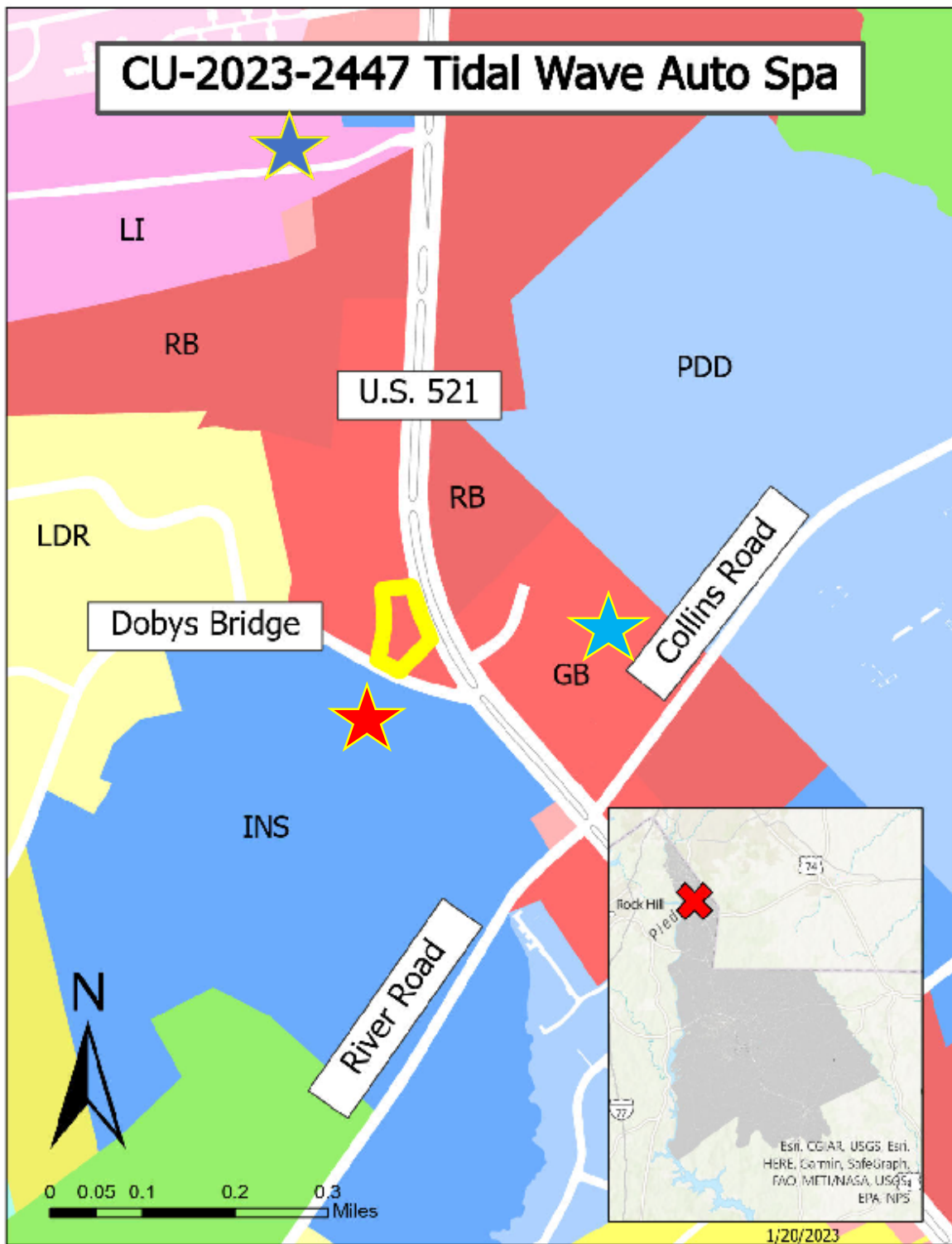
CONDITIONAL USE PLAN CHECKLIST

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- _____ Exact ratio of impervious surfaces to lot area shall be shown.
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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)**

CU-2023-2447 Tidal Wave Auto Spa



Lancaster
County
South Carolina



Subject Property



Perimeter 521
Commercial Park



IL School Schools



Cross Creek/Publix

Proposal:

Conditional Use: Minor
Maintenance & Repair

1/20/2023

Agenda Item Summary

Ordinance # / Resolution #: UDO-TA-2023-0073 Sec. 5.5.12 CWP Exemption

Contact Person / Sponsor: A. Davis

Department: Planning

Date Requested to be on Agenda: 2/2/2023

Points to Consider:

ATTACHMENTS:

Description	Upload Date	Type
Application	1/18/2023	Exhibit
Draft text	1/18/2023	Exhibit



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

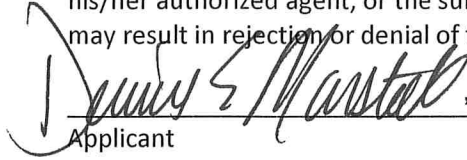
Address 101 N. Main Street

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

Fax _____ Email planning@lancastersc.net

APPLICATION CERTIFICATIONS

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 , County Administrator
Applicant

1/17/2023
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.
 - 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.
- 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.