

Planning Commission Members

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

**County Attorney**

John K. DuBose III

Clerk to Planning Commission

Jennifer Bryan

Development Services Director

Rox Burhans

January 20, 2022

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**

Planning Commission monthly meeting 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.org 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. December 21, 2021 Regular Minutes
- b. January 6, 2022 Workshop Minutes

5. Public Items

- a. CU-2019-0942 Monte Carlo Garage Suites
Conditional Use Permit application by Garage Investors-I, LLC to allow Minor Maintenance and Repair at 8461 Possum Hollow Road (TM# 0010G-0A-106.00 & 0010G-0A-108.00).
- b. CU-2021-2844 Monte Carlo Business Center
Conditional Use Permit application by Garage Investors-I, LLC to allow Minor Maintenance and Repair at 8461 Possum Hollow Road (portion of TM# 0010-00-037.04).
- c. UDO-TA-2021-2980, Cluster Subdivision Overlay District
Application by Lancaster County to amend Unified Development Ordinance Section 4.4, Character Protection Overlays, to eliminate subsection 4.4.1, Cluster Subdivision Overlay District (CSO), in its entirety.
- d. UDO-TA-2021-2981, Parking Requirements

Application by Lancaster County to amend Unified Development Ordinance Section 7.2.4, Off-Street Parking and Loading Requirements, to modify minimum required parking spaces.

6. New Business

- a. Overview of next month's Agenda
- b. Other
 - i. Comprehensive Plan Update
 - ii. UDO Update

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://www.youtube.com/channel/UCgSIMrcYjcYcu1m-e6TV54w>*

Agenda Item Summary

Ordinance # / Resolution #: December 21, 2021 Regular Minutes

Contact Person / Sponsor: J. Bryan

Department: Planning

Date Requested to be on Agenda: 1/20/2022

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
December 21, 2021 Regular Minutes	1/6/2022	Exhibit



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
December 21, 2021 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 is in process.

Staff Present:

Rox Burhans	Ashley Davis
Robert Tefft	

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.

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

2. APPROVE AGENDA

Chairman Deese called for a motion to approve the Agenda.

Motion to Approve by A. Patterson; 2nd by J. Barnett

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

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

Chairman Deese opened the floor to comments from the public; none had signed in for general comments.

4. APPROVE MINUTES

a. November 16, 2021 Regular Minutes

Chairman Deese called for a motion to approve November 16, 2021 Regular Minutes as written. Motion to Approve by A. Patterson; 2nd by S. Hinson.

Called vote: 5:0. **Motion approved.** Commissioner Neely abstained as absent from 11/16/2021 meeting.

b. December 2, 2021 Workshop Minutes

Chairman Deese called for a motion to approve December 2, 2021 Workshop Minutes as written. Motion to Approve by J. Barnett; 2nd by B. Levine.

Called vote: 5:0. **Motion approved.** Commissioner Patterson abstained as absent from 12/2/2021 Workshop.

5. PUBLIC ITEMS

a. SD-2021-1251 NVR Inc./Ryan Homes Inc./ESP Associates

Application by NVR, Inc. / Ryan Homes, Inc / ESP Associates for a Major Subdivision Preliminary Plat for a 410-unit townhome development located between Collins Road and Shelley Mullis Road (TM 0013-00-061.02). The project is approximately 96.75 acres and is zoned Planned Development District (PDD-26).

Staff Presentation: Robert Tefft, Senior Planner, presented the application consistent with the staff report. Development of PDD-26 is governed by Ordinance 2015-1346 and by the 2008 Unified Development Ordinance.

Staff Recommendations:

Conditional Approval: address TRC Comments; CTT Connection defined. Applicant requests Waiver for berm requirement on Shelly Mullis Road and Collins Road.

Questions to staff: **B. Levine** asked for clarification regarding UDO governing PDD-26. **B. Levine** asked if provision for block length at Section 10.C.1 had been met. Tefft confirmed that block length limit of 800 feet was not exceeded.

Comment from applicant(s):

- **Peter Tatge**, ESP Associates; **Chris DeCorte**, Ryan Homes: Explained the features of topography and building design supporting the request of waiver of berm requirements; discussed plans for Carolina thread Trail connection layout and signage. (See 3 attached images)

Questions from Commissioners: **B. Levine** asked for confirmation that signage for CTT would clearly direct people to public pathway. **B. Levine** asked how the developer would determine what trees and vegetation would be retained in the absence of a berm, and questioned whether the waiver was appropriate for the Collins Road frontage.

J. Barnett commented that the distance seemed sufficient to make the berm unnecessary. **Rox Burhans** advised that there might be a way to make conditional approval contingent on specific requirements for trees or landscaping or selective clearing in lieu of berm.

B. Levine commented that it would be difficult to adequately define the tree retention criteria. **A. Patterson** observed that tree coverage on Collins Road is spotty, and specifying tree retention might be difficult. He also asked if plan designated any public parking for the Carolina Thread Trail; Mr. **Tatge** responded that there was no parking set aside for the CTT, but that there is a public park nearby where public parking is available.

Following up on the question of UDO directive allowing specific conditional language for tree retention or landscaping in lieu of berm, **R. Tefft** responded that he was unaware of anything that could be used to directly address this issue, although a more general condition could be imposed that would address the same intent.

Public Hearing: (See attachments: Sign-in Sheets)

Written comments submitted (see attachments):

Schlosser	Fiola	Fernandez
Piotrowski	MacMillan	Todd
Mangan	Hannig	

- **Waylon Wilson** (Legend Oaks Court resident):
The intent of the PDD was that the whole development be consistent and unified, not just village units. He is generally supportive of the project but believes that there needs to be greater attention to overall connectivity.

Chairman Deese closed Public hearing, called for a motion on item **5a: SD-2021-1251**.

Motion to Approve subject to stated conditions and waivers of berm requirement on Collins Road and Shelly Mullis Road by **B. Levine**; 2nd by **S. Hinson**.

B. Levine then **Amended** the motion, to require a berm on Collins Road frontage, allowing the waiver only for Shelly Mullis Road.

Discussion of **Amended Motion**: denial of Berm Waiver for Collins Road:

Rox Burhans asked if, in the event the berm on Collins Road was required, the Commission would be open to future resubmission/amendment of the Preliminary Plat regarding this requirement; the Chairman indicated that the Commission would consider amendment(s).

Called vote on Amendment: 4:2

B. Levine: For	A. Patterson: For
S. Hinson: For	T. Neely: For
J. Barnett: Against	C. Deese: Against

Amendment to Motion is approved.

Discussion of Initial **Motion to Approve Preliminary Plat, subject to stated conditions and Amendment**:

B. Levine and **A. Patterson** commented that this seemed the most reasonable approach given the constraints of the governing ordinance and 2008 UDO. Because the PDD is governed by prior ordinance, there are some features which we cannot require even though safety or aesthetics would make them preferable. Mr. Patterson also commented that he hoped applicants would act responsibly even if the prior ordinance did not require certain features. **T. Neely** asked for clarification that this Motion to Approve included stated staff conditions and the berm waiver on Shelly Mullis frontage, and this was confirmed by Counsel DuBose, B. Levine and Chairman Deese.

Called Vote on initial Motion: 5:1.

B. Levine: For	A. Patterson: For
S. Hinson: For	T. Neely: Against
J. Barnett: For	C. Deese: For

Initial Motion is approved. The item does not require consideration before County Council.

b. RZ-2021-2643 Realty Advisory Corporation

(aka “Kenneland”) Application by Realty Advisory Corporation to rezone approximately 90.43 acres (TM# 0014-00-043.00) on the south side of Jim Wilson Road and approximately 1,600 feet east of Henry Harris Road, from Rural Neighborhood (RN) District to Medium Density Residential (MDR) District to facilitate the development of a 141-lot single family residential subdivision.

Staff Presentation: Robert Tefft, Senior Planner, presented the application consistent with the staff report. Staff Recommendations: Approval.

Questions to staff: none.

Comment from applicant(s):

Steve Henshaw (RAC) and **Brandon Pridemore** (R Joe Harris) thanked the Commission and made themselves available for questions.

Questions from Commissioners: none.

Public Hearing: (See attachments: Sign-in Sheets)

Written Comments submitted: (see attachments), Baisch; Baker

- **Kenneth Mull**: (Brandywine Terrace- Bent Creek resident): (see attached copy of comments). Thanked Commission for the opportunity to speak. He is ambivalent about the proposed development. He would prefer to have it undeveloped, to retain the privacy and sound buffering afforded by the wooded areas, but recognizes the owner’s right to develop the property. He asks that the County place a high priority on preserving trees and wildlife, and eliminate the proposed lots west of the 12 Mile Creek flood zone.
- **Robert Brown**: declined to speak.
- **Adam Roxborough** (Rillstone resident): Concurs with previous speaker. He would prefer that the subject parcel remain undeveloped to preserve privacy and noise buffer.

Chairman Deese closed Public hearing, called for a motion on item **5b: RZ-2021-2643**. Motion to Approve by **B. Levine**; 2nd by **J. Barnett**.

Discussion:

B. Levine stated that he made the motion in the affirmative to bring the item to discussion, but that he does not favor the rezoning because the region does not need increased density of housing.

A. Patterson noted that although a TIA is not required at this stage, it would be extremely helpful to the Commission to have the information; he concurs that the panhandle does not need any increased density of housing considering the existing developments and the number of units already approved.

Called vote: 3:3.

B. Levine: Against

A. Patterson: Against

S. Hinson: Against

T. Neely: For

J. Barnett: For

C. Deese: For

Failing to achieve a majority, **Motion is denied**.

The item will go to County Council for consideration, and applicants will be notified of time and date.

c. SD-2019-0803 Taylor Morrison

Application by Taylor Morrison to amend the Preliminary Plat for The Preserve at Barber Rock (portion of 0003-00-068.00), to reflect a decrease in acreage from 35.10 acres to 34.08 acres, to transfer ownership of 1.017 acres to McCarthy Development.

Staff Presentation: Ashley Davis, Senior Planner, presented the application consistent with the staff report, conjointly with item 5d: DA amendment. Staff Recommendations: Approval with conditions: Approval of DA amendment by Council; address outstanding TRC/Evolve comments within 90 days. **See attached revised letter stating area of subject parcel.**

Questions to staff: none.

Comment from applicant(s):

Ben Johnson (attorney for Taylor Morrison)

The land swap is not related to the McCarthy rezoning previously submitted; it regards an easement agreement between the two landowners. The reduction in acreage does not significantly impact the open space requirement, which is still above the statutory requirement.

Questions from Commissioners: none

Public Hearing: (See attachments: Sign-in Sheets)

Richard Bert: (signed in but not present).

Chairman Deese closed Public hearing; called for a motion on item **5c: SD-2019-0803**.

Motion to approve by **B. Levine**; 2nd by **J. Barnett**.

Discussion:

B. Levine thanks the Planning Department for explaining the terms of the exchange.

A. Patterson noted that the change in acreage did not affect lots, only open space.

Counsel DuBose asked if the motion was intended to be subject to stated conditions.

B. Levine withdrew motion and restated the motion as **Approval with stated conditions** (approval of DA and TRC comments addressed); **J. Barnett** seconded.

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

d. DA-2019-0803 Taylor Morrison

Application by Taylor Morrison to amend the Development Agreement for The Preserve at Barber Rock (portion of 0003-00-068.00), to reflect a decrease in acreage from 35.10 acres to 34.08 acres, with reference to transfer to McCarthy Development.

Staff Presentation: Ashley Davis, Senior Planner, presented the application consistent with the staff report conjointly with previous item 5c: Preliminary Plat amendment.

See attached revised letter stating area of subject parcel.

Staff Recommendations: Approval.

Questions to staff: none

Comment from applicant(s): none.

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

Chairman Deese closed Public hearing and called for a motion on item **DA-2019-0803**.

Motion to approve by B. Levine; 2nd by J. Barnett.

Discussion: none.

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

The item will go to County Council for consideration, and applicants will be notified of time and date.

6. **NEW BUSINESS**

a. **Overview of Next Month's Agenda:**

Rox Burhans, Development Services Director, provided a summary of 2021 major projects: Small Area Plan, SAP Extension, launch of UDO and Comprehensive Plan updates. Mr. Burhans thanked the Commission and commended staff for their work over the preceding year.

At present the January agenda contains the following items, in addition to certain text amendments as part of the interim ordinance, removing Cluster Subdivision Overlay and addressing retail parking requirements in the current UDO.

- CU-2019-0942 MC Garage Suites
- CU-2021-2844 MC Business Center
- RZ-2021-2559 Charlotte Hwy Active Living (deferred from December)

b. **Other:**

- **UDO Revision:** update by Robert Tefft. Text amendments for interim ordinance will be brought to Commission in the next few months: removing Cluster Subdivision Overlay from UDO and later ending Mixed -Use Districts; instituting a Master Plan process. Review of timeline for UDO rewrite modules. Request for nomination of Planning Commission member for UDO Stakeholder committee.
- Chairman Deese nominated **James Barnett** for UDO Stakeholder committee; approved by unanimous consent.
- **Comprehensive Plan:** update by Ashley Davis. Summary of first stakeholder meeting held 12/13/2021; next step is developing focus groups for each sub-area. Consultant presentation will be made to Committee of the Whole in January, and subsequently to Planning Commission.
- Rox Burhans asked Ben Levine to summarize his impressions from the first Stakeholder meeting.
- Chairman Deese asked staff and Commissioners to consider if the scheduling of the Workshop Meeting needed to be changed going forward.

7. **ADJOURN**

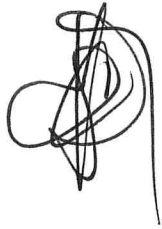
Chairman Deese called for a motion to adjourn; so moved by **J. Barnett**; 2nd by **B. Levine**. Approved by unanimous assent. Meeting was adjourned at **7:43 p.m.**



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, December 21, 2021

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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PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5a: SD-2021-1251 NVR Inc./Ryan Homes Inc./ESP Associates
(aka "Collins Road Townhomes") Application by NVR, Inc. / Ryan Homes, Inc / ESP Associates for a Major Subdivision Preliminary Plat for a 410-unit townhome development located between Collins Road and Shelley Mullis Road (TM 0013-00-061.02). The project is approximately 96.75 acres and is zoned Planned Development District (PDD-26).

A handwritten signature in black ink, appearing to be "Aylow Wilson", is written on the left side of the page.

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PLEASE PRINT

1.	Aylow Wilson 15117 Legend Oaks Ct
2.	
3.	



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5b: RZ-2021-2643 Realty Advisory Corporation

(aka "Kenneland") Application by Realty Advisory Corporation to rezone approximately 90.43 acres (TM# 0014-00-043.00) on the south side of Jim Wilson Road and approximately 1,600 feet east of Henry Harris Road, from Rural Neighborhood (RN) District to Medium Density Residential (MDR) District to facilitate the development of a 141-lot single family residential subdivision.



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PLEASE PRINT

✓ 1.	KENNETH MULL
✓ 2.	Robert L. Brown 4008 Branchywine Terrace
✓ 3.	Adam Roxburgh 76004 R.115 town



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5c: SD-2019-0803 Taylor Morrison

Application by Taylor Morrison to amend the Preliminary Plat for The Preserve at Barber Rock (portion of 0003-00-068.00), to reflect a decrease in acreage from 35.10 acres to 34.08 acres, to transfer ownership of 1.017 acres to McCarthy Development.



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PLEASE PRINT

1.	RICHARD BERT
2.	78000 RILLSTONE DR
3.	
4.	



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5d: DA-2019-0803 Taylor Morrison

Application by Taylor Morrison to amend the Development Agreement for The Preserve at Barber Rock (portion of 0003-00-068.00), to reflect a decrease in acreage from 35.10 acres to 34.08 acres, with reference to transfer to McCarthy Development.

A handwritten signature in black ink, appearing to be "J. D. [unclear]", is written over the left side of the sign-in sheet.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, December 21, 2021

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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CREEK WATER TOWNHOMES

PROJECT BENEFITS

Infrastructure Improvements

- Utility extensions - Water and Sewer Improvements installed and funded by Developer/ Builder
- Turn lanes proposed - Project entrance (Developer Funded Road Improvements as approved by SCDOT)

Pedestrian Friendly Neighborhood

- Sidewalks and Trails for Residents
- Sidewalks - over 17,000 lf (3.26 miles) of sidewalks
- New Soft Surface hiking/ heart trails

Stormwater / Improvements

- Developer required to detain and treat new stormwater from the project

Stream / Wetland Buffers

- 200 ft of USFWS streams buffers installed and recorded for these Environmentally sensitive areas.

Amenities for Residents

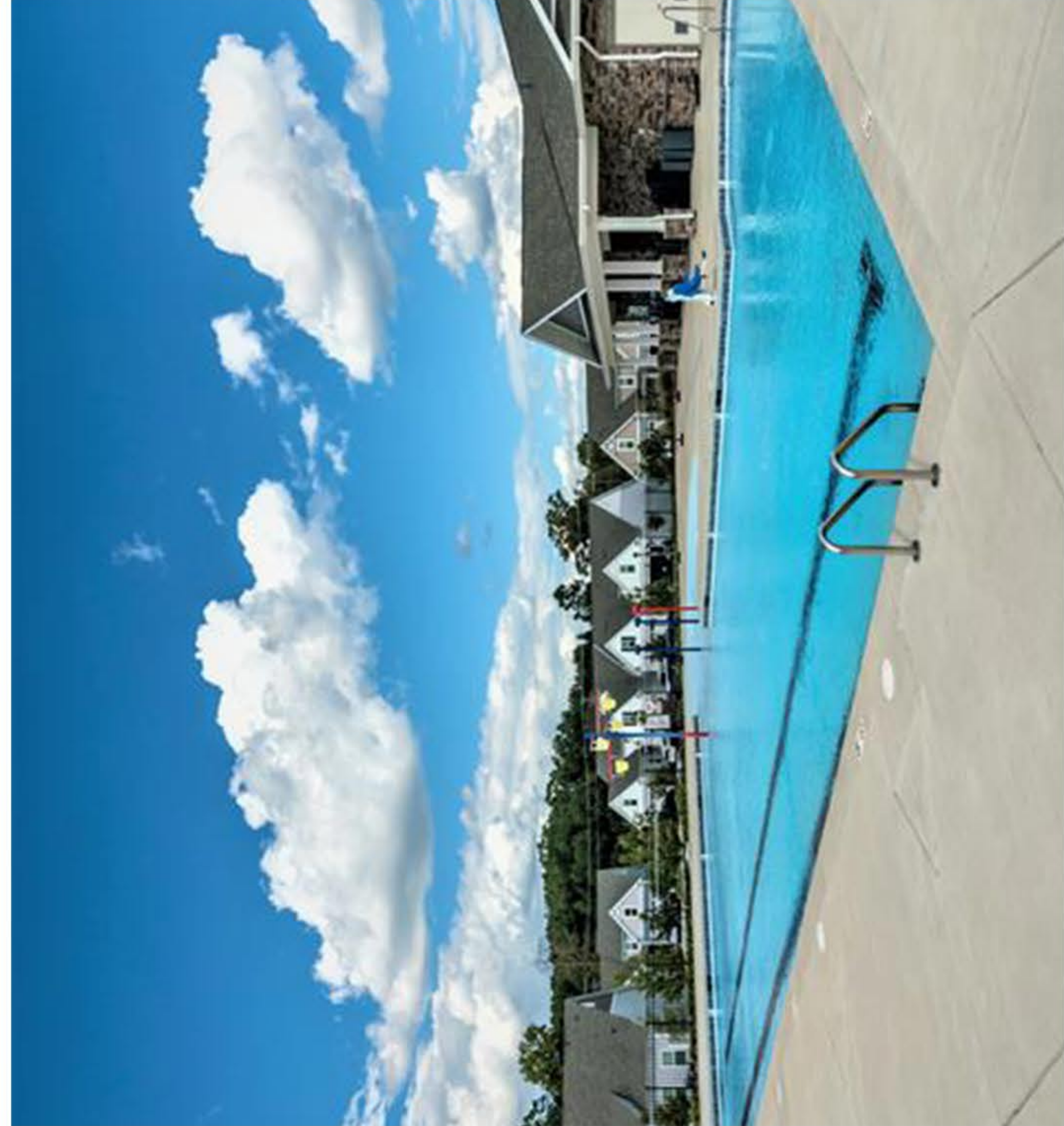
- Amenity Center and Pool Facility
- Green - Outdoor Gathering Areas for Residents

Central Mail Facility

- USPS approved Mail Kiosk facilities

On Street - Guest Parking

- Over 125 parking spaces for Guests and Visitors

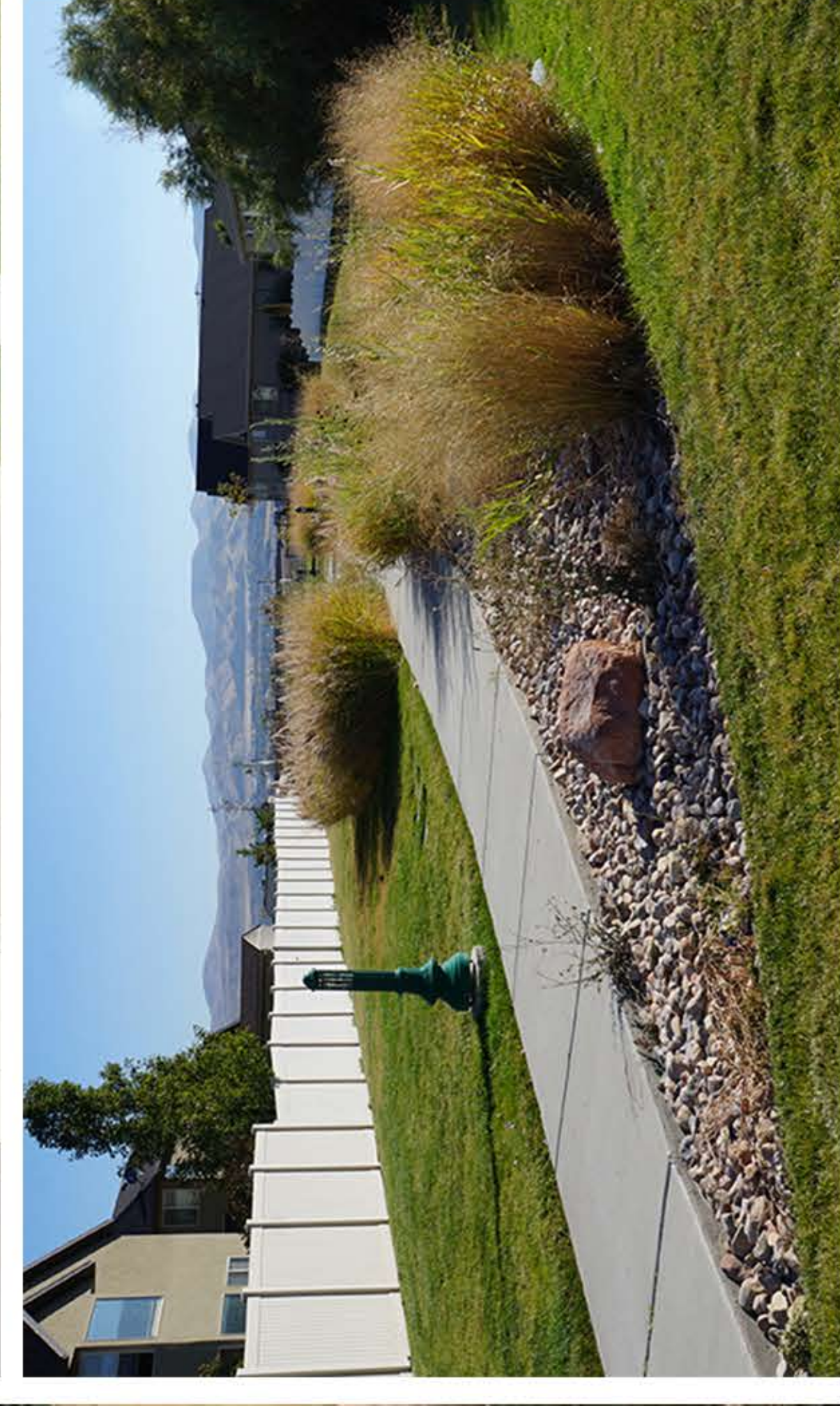




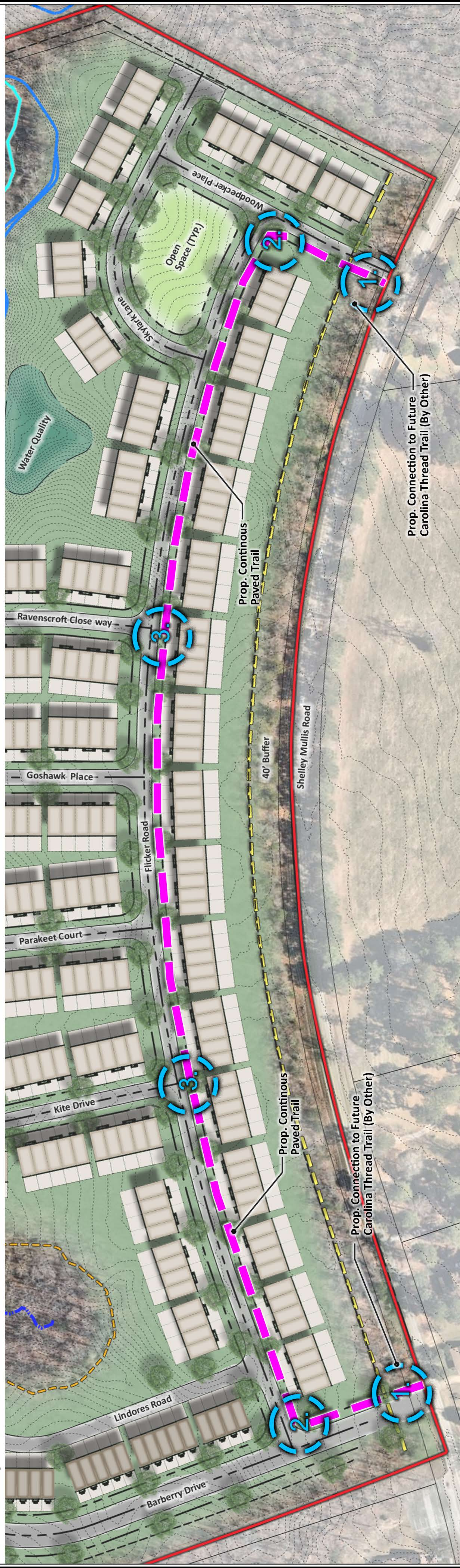
1. Carolina Thread Trail:
Directional Head Trail Sign at
Greenway Connection



2. Carolina Thread Trail:
Neighborhood Entrance Trail Sign



3. Carolina Thread Trail:
Neighborhood Trail Marker Sign





Stone Creek Townhomes



Trinity Townhomes



Grantham Place Townhomes

Creek Water
Conceptual Building Elevations

N.B. These are Conceptual Elevation illustrations only and may change as the project, overall market and design of the Community progresses

ESP Job #IV14

December 21, 2021



Robert Tefft

From: Adam and Jeni Schlosser <A_JSchlosser@hotmail.com>
Sent: Friday, November 5, 2021 12:35 PM
To: Robert Tefft
Subject: [EXTERNAL] SD-2021-1251



The System couldn't recognize this email as this is the first time you received an email from this sender
A_JSchlosser@hotmail.com

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

No more giant communities in this area or in Indian Land as a whole. Traffic is horrendous as is. The roads just can't handle this much traffic. Just look at the issues with the school traffic lines every day. This area can't handle 410 more homes.

Thank you,
Adam

Legacy Park resident

From: mywariaci@yahoo.com
Sent: Sunday, November 14, 2021 12:47 PM
To: Robert Tefft
Subject: [EXTERNAL] 410 townhomes in Indian land

Follow Up Flag: Follow up
Flag Status: Completed



The System couldn't recognize this email as this is the first time you received an email from this sender mywariaci@yahoo.com

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.

—IT Helpdesk, support.lancastercountysc.net

Good afternoon,

I was hoping to attend the Planning Commission meeting this coming Tuesday to express my concerns of this new proposal, unfortunately conflict of schedule won't allow me.

I strongly disagree with this new proposal. Indian land does not need new townhomes or any more homes for this matter. Indian Land needs more schools, new rec center for our kids that is not squeezed between good will store and Independent living community, and new fields for soccer and football on the other side of the town so we have enough room for all participants.

All 3 Elementry schools are almost full at capacity even though all 5th grades were moved out. We have only 1 intermedia, 1 middle and 1 high school for all those kids. Bringing more housing will cause even more population with young kids.

Walnut Creek fields are already struggling to accommodate all the young athletes to have practices and games as there is not enough fields for all 3 Elementry schools.

Whichever direction in Indian land you go you see all new developments being built. On Harrisburg rd there are 3 new huge construction rising up providing single family homes, town houses and apartments, Henry Harris Rd has 3 new constduction sites, Jim Wilson has 2, Shelly mullis is finishing up one, Collins rd has 1 and now we want to add more.

Is the Lancaster county even planing to put more schools for all those ppl? Or we just care to creat more income for the county and let's put more trailers around the school to fit all those kids? As of right now each class is already 25+ students, if we bring more kids to these schools classes will be even bigger. We don't have enough teacher to creat more classes for each grade and have overcrowded classes are not beneficiary for our kids, as they don't get proper education nor enough of attention from their teachers.

With all the growth in our area our planning committee should plan ahead and try to find land for future middle school or even another high school on the north side of the town so kids don't have to drive over 30 min to get to school.

So NO we do not need more homes in our area! We need more schools, parks and recreation for our children.

Thank you for taking your time to read this email and hope we as the town can make a wise decision and consider what's best for our children.

Sincerely yours,

Sylwia Piotrowski

Long time resident of Indian Land

Robert Tefft

Item 5a

From: Jessica Mangan <jessica_mangan@ymail.com>
Sent: Monday, November 15, 2021 4:19 PM
To: Robert Tefft
Subject: [EXTERNAL] 410 townhomes on 80 acres



The System couldn't recognize this email as this is the first time you received an email from this sender
jessica_mangan@ymail.com

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

Hi,

Im writing to you to ask that you please reconsider the development thats to be built between Collins Rd and Shelley Mullis Rd. I live on Collins Road. It's 5mins to Indian Land Elm and MS. It takes 20 mins in the morning to drop my children off at school. Indian Land School's cant handle the added children to them. My 1st grader has 27 kids in the class, my 8th grader doesn't even have a locker because theres not enough lockers to handle the enrollment from August. Our roads can not handle the added cars. During rush hour and weekends the traffic is horrible. I almost try and never leave the house during rush hour and weekends its very early to run and do errands. Forget about the roads when an accident occurs during rush hour, its complete lock down. Please reconsider the impact it will have on our school system and our roads.

Thank you for taking the time to read my email. If you'd like to further discuss this, please feel free to reach out.

Sincerely,
Jessica Mangan

Jessica Mangan-Wittmann
JACE Designs
JACEDesigns@yahoo.com
718.909.3466

From: pmpshawnf
To: [Jennifer Bryan](mailto:Jennifer.Bryan)
Subject: [EXTERNAL] Ryan Homes Townhome Proposal—Shelley Mullis
Date: Tuesday, December 21, 2021 2:24:40 PM



The System couldn't recognize this email as this is the first time you received an email from this sender pmpshawnf@aol.com

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.

—IT Helpdesk, support.lancastercountysc.net

To whom it may concern,

I am writing this letter in opposition to the proposed Ryan Townhomes between Shelley Mullis and Collins rd.

This project will continue to add to the destruction of Lancaster County schools which are at this point overwhelmed. With the amount of homes already approved and in progress within a 2 mile radius of this site, the schools are derailed. Adding to it will not help in any way.

As we all know traffic is always a concern, but Shelley Mullis and HWY 521 is already taxed and well over capacity. The number of accidents between Belair UMC and the 521 intersection have quadrupled in the last year and a half with absolutely no fix in sight. I personally have witnessed a fatality at this intersection and do not want to see another. Adding additional 450 units to this road is completely unacceptable and not needed.

At some point planning has to involve letting the infrastructure catch up. Sort of like all our neighboring county's/towns are currently doing. That takes courage and it would be nice to see Lancaster County have the same courage to stop, breath and figure out a better plan. Trust me the building will still come after we have a real plan like all our neighbors. These builders/developers come in, destroy, profit and leave. Never to look back. This is the time to stop the greed!

Respectfully,

Shawn Fiola
2215 Creek View Ct.
Indian Land SC 29707
704-634-6765

From: [Jim Macmillan](#)
To: [Jennifer Bryan](#)
Subject: [EXTERNAL] Proposed Ryan Townhome project on Shelly Mullis Rd.
Date: Tuesday, December 21, 2021 2:37:36 PM



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Dear Ms. Bryan, please accept my comments below to tonight's Board meeting.

Good afternoon, my name is Jim MacMillan and I reside at 2237 Creek View Ct. in Indian Land.

I am very concerned with the proposed project that is being presented tonight at the Zoning Board meeting. The proposed development is one that will impact our current roads, schools and infrastructure. While I am not opposed to development, the current density of the project seems to lead to over congestion of the area that currently has several high density developments that are completed or approved and in process. The more you approve high density for this small area, the more congestion Shelley Mullis Rd. will incur. It is already heavily impacted with the current development on the corners of 521 and Shelley Mullis Rd. Traffic will only become worse with this project and may cause more potential accidents with the over congestion. Shelley Mullis Rd and Collins Rd do not seem to be constructed to manage the volume of traffic and will only cause more issues with the approval of this high density project. A lower density project would be more suitable and better for the communities in the area. Traffic is already a major problem and will become more so with the current projects along Shelley Mullis Rd. This alone should provide you with enough concern to deny the project.

This type of project will also have the potential of impacting our schools, which are currently overcrowded. Our schools may receive some small impact fees from the project, but not near enough to cover the years of continued impact that will occur with the proposed density of the project. This can only cause our younger school age children to suffer with larger classroom numbers and fewer available resources to manage them.

I am also very concerned with the impact to our environment and what it will do to the wetlands behind the Roy Hardin park and to Six Mile Creek. The runoff from the current developments are impacting the Creek with flooding. Here in Shelly Woods, we have experienced that type of impact to your pond and the high waters from the Creek. Additional high density development will only further cause these issues to increase.

It is my and my community's hope that the board will consider these concerns and move to deny the proposed project for some of the reasons I have mentioned above. I would hope that the board takes a more controlled, responsible view of the development and projects so as not to turn Indian Land into another high density, transient community that reduces the overall livability of our area.

Thank you.

Jim MacMillan

Item 5a

From: [TJ Hannig](#)
To: [Jennifer Bryan](#)
Subject: [EXTERNAL] Concerns from Shelly Woods
Date: Tuesday, December 21, 2021 3:13:04 PM



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To Whom it concerns,

Our community is very concerned about the new housing project that is being planed on the corner of Henry Harris and Shelly Mullis. Traffic on both Shelly Mullis and Henry Harris are overcrowded as it is during rush hour and when schools let out. The County and State need to do a much better job resolving congestion issues before they allow more building to take place in our community. Schools are seemingly at capacity as it is, and the bussing schedule has become a relentless challenge for the transportation committee to keep up getting bussing schedules to be consistent and efficient. Growth is important for any town, but the correct measures need to be taken place. All these builders come into our community cut corners and make sly back door deals then leave, with absolutely no regard for the after math and responsibility our citizens assume to pick up the slack. I pray our leadership in this county do what is right for its citizens and make sure infrastructure is in place before we allow these projects to continue.

TJ Hannig
Sent from my iPhone

Item 5a

From: [Albert Fernandez](#)
To: [Jennifer Bryan](#)
Subject: [EXTERNAL] Development Concerns
Date: Tuesday, December 21, 2021 3:36:36 PM

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To Whom it concerns,

Our community is very concerned about the new housing project that is being planned for Ryan Townhomes near 521 and Shelly Mullis. Traffic on both Shelly Mullis and Henry Harris are overcrowded as it is during rush hour and when schools let out. The County and State need to do a much better job resolving congestion issues before they allow more building to take place in our community. Schools are seemingly at capacity as it is, and the bussing schedule has become a relentless challenge for the transportation committee to keep up getting bussing schedules to be consistent and efficient. Growth is important for any town, but the correct measures need to be taken place. All these builders come into our community cut corners and make sly back door deals then leave, with absolutely no regard for the after math and responsibility our citizens assume to pick up the slack. I pray our leadership in this county do what is right for its citizens and make sure infrastructure is in place before we allow these projects to continue.

Sincerely,



Albert Fernandez
Account Executive

m: (704) 493-7207 | f: (704) 439-2521
e: albert.fernandez@affinitysales.com | [Website](#)



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Item 5a

From: [Todd](#)
To: [Jennifer Bryan](#); Pmpshawnf@aol.com
Subject: [EXTERNAL] Shelley Mullis Ryan Townhomes
Date: Tuesday, December 21, 2021 3:54:22 PM



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Hello Jennifer,

I live in the Shelly Woods Subdivision, I am writing to you in opposition of the Ryan Townhomes being considered on Shelley Mullis.

At this time, our communities are FAR outpacing the development of our infrastructure. Living around this part of Indian has become debilitating when it comes to driving. Intersections at 521 and Shelley Mullis back up past the church....this is even before the approved development on Shelley Mullus that will have 300 homes, given an average sized family, that's roughly another 600 vehicles on Shelley Mullus.

The intersection of 521 and Collins/River St, typically waiting 2 light cycles to turn left onto 521.....Doby's Bridge even tougher. This small area has already vastly exceeded it's infrastructure, including the schools capacity. We don't need any more homes, and specifically townhomes in this section of IL.

Please understand my comments are sincere, we've been here over 12 years and wished IL would have taken a more measured approach in development as it's hurting the community.

Todd Vallencour

Robert Tefft

From: Peter Baisch <pebaisch@aol.com>
Sent: Wednesday, December 15, 2021 11:19 AM
To: Robert Tefft
Subject: [EXTERNAL] Rezoning

Follow Up Flag: Follow up
Flag Status: Completed



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 pebaisch@aol.com

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Dear Mr. Tefft

I am a resident in Walnut Creek residing in the vicinity of the proposed rezoning area. I have received an email from our HOA Hawthorne Management, outlining the proposal and rezoning intention of the applicant. I am a resident homeowner in Walnut Creek, residing in the vicinity of the proposed rezoning area.

Unfortunately I will be unavailable to participate in the zoom meeting discussing this proposal. For that reason, I wish to go on record via means of this email, that I vehemently oppose this rezoning proposal application and approval.

When purchasing our homesites from Lennar, the area in question was portrayed and defined as protected and preserved land that would not be built on.

As you may realize, this area and the surrounding area is already saturated with homes and population, with many more homes being built as we speak. The road systems surrounding Walnut Creek are already very overburdened.

The applicant obviously is only interested in money and profit. Approval of this proposal for smaller homes and more of them, will clearly further overburden the existing systems and resources in place. The approval of this proposal will without question, absolutely bring our property values down. Approval will change the landscape in a very negative way for the existing residents, from not only a conservation standpoint, but environmentally as well.

For these reasons, I implore you and you're constituents to reject and oppose granting permission of or approval to this application to rezone.

A response, or further insight you may be able to provide would be welcomed and appreciated.

I thank you for your time and consideration concerning this very important matter.

Sincerely,
 Peter E. Baisch
 Walnut Creek resident

Sent from my iPhone

Item 5b

From: [Robert Tefft](#)
To: [Jennifer Bryan](#)
Subject: FW: [EXTERNAL] URGENT: Re: For the meeting tonight on Rezoning Jim Wilson Rd
Date: Tuesday, December 21, 2021 3:03:45 PM
Attachments: [LCLogo_c716c29e-f766-46c0-a18c-7d20f2fc6ebd.png](#)



Robert Tefft, Planner
Planning
Lancaster County Government
P.O. Box 1809
Lancaster, SC 29720
P: (803) 285-6005 F: (877) 636-7963
rtefft@lancastersc.net

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From: Spokesbird <spokesbird@aol.com>
Sent: Tuesday, December 21, 2021 3:00 PM
To: Robert Tefft <rtefft@lancastersc.net>
Cc: alicetnichols@yahoo.com; repralph.norman@mail.house.gov; rwredfern@aol.com; gillcra@aol.com; joan305@aol.com; jgvenn79@gmail.com; jallison27@carolina.rr.com; judyb250@yahoo.com; pebaisch@aol.com; pianojean77@gmail.com; rgold@hawthornemgmt.com; pat20richie@yahoo.com; mdaniels_texas@yahoo.com; michael.neece@mail.house.gov; offleygood@gmail.com; BrandonNewton@SCHouse.gov; hale4@ix.netcom.com
Subject: [EXTERNAL] URGENT: Re: For the meeting tonight on Rezoning Jim Wilson Rd

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Dear Mr. Tefft,

Please accept this email in lieu of my public appearance at your planning commission meeting tonight.

I moved here from a very overpopulated New York City borough. I

wanted peace, quiet, less crowding, fewer people, fewer cars, lots of trees, nature, and clean, green spaces. I moved here over 6 years ago, long before I knew that Walnut Creek was going to become a mega-development. Now I understand you want to squeeze into this small area on Jim Wilson Road yet another 141-home development, in addition to several surrounding ones in the area. What was once supposed to be protected land is now being considered for development? That is not fair to the people who bought homes in this area. We were lied to. We deserve better.

I did not come to Indian land to live in an area squeezed in like sardines with no room for parking, surrounded every which way with developments, and few open spaces to enjoy nature.

Jim Wilson Rd cannot handle the traffic we have now, with no lights from Hwy 521 to Waxhaw-Marvin Road. Sometimes I wait 5 minutes to make a turn out of my development. In addition, this road was just repaved. Are you going to waste more taxpayer money repaving it again, widening it or otherwise? The roads are packed with cars most hours, but at rush hour and lunch time, they are slow moving parking lots. I am disgusted by all the developments that have sprung up since I moved here, since I was told 5 years ago that no further permits for development were being issued. Yet another lie.

Indian Land doesn't have the police force to monitor Lancaster, much less Indian Land, and because they are not paid enough, we lose good deputies to surrounding police forces, wasting taxpayer money on training, and recruiting. Flagrant violations of traffic laws occur daily, due to the lack of police presence, bad habits of former residents from other cities, and an increased population in a very small area will make this even worse.

The doctors and medical facilities in this area CANNOT handle the population we have now. I have experienced this numerous times in trying to make medical appointments, I have waited weeks to months, even with serious life-threatening conditions, to be seen by a provider. This is NOT quality of life.

The added population from 141 new homes will amount to at least 300 more cars, and roughly 500 more people. Where are these cars going to fit on the roadway? Where are they going to park? The parking lots

are nearly full with the population we have, plus the visitors from North Carolina. Add to that the pollution from idling cars entering the air, which I was hoping would be fresh, clean air when I moved here. There is no public transportation in this area! How will adding all these cars maintain quality of life? Or is this proposal going to make us look like Independence Boulevard, with tractor trailers, and day and night traffic?

I thought I moved to a residential community. This proposal for 141 new homes packed closely together, and a proposed 400 more homes on Shelly Mullis and Henry Harris Road, plus another apartment building off of Hwy 521, would cause conditions which I fled back in New York. Is this proposal to create city living conditions, where people live on top of each other, and get into arguments because they're packed so closely together, where there is more asphalt and concrete than trees and grass, and where people circle for 20 minutes to find a parking spot? Most people are not here for that! We wanted quality of life.

The pristine roads that I found here 6 years ago are now littered with trash and dead animals. It is seldom picked up. There is no sanitation service. The trash just blows from one place to another. At times, I've felt like I was back in New York. This is not what I came here for!!

The beauty of this area, and in Lancaster County in general, has been severely diminished by all the destruction of trees and animal habitats. The resulting loss of habitats to the area's birds and animals, and sadly the killing of these animals in traffic accidents, saddens me on a daily basis. The loss of animal life, and deer, possum and racoon carcasses strewn about near the roadway is tragic. Don't they deserve a habitat to thrive? Or is this area destined to be a concrete jungle - the kind of city that most of us left? Because you are setting up conditions to accomplish exactly that.

PLEASE do not allow more developments on Jim Wilson Road, or in this area in general, for the reasons set forth above. Thank you for your time.

Yours truly,
Merrill Baker

LANCASTER COUNTY PLANNING COMMISSION

December 21, 2021

RZ-2021-2643, Realty Advisory Corporation

(a/k/a Kenneland) Application by Realty Advisory Corporation to rezone approximately 90.43 acres (TM# 0014-00-043.00) on the south side of Jim Wilson Road and approximately 1,600 feet east of Henry Harris Road, from Rural Neighborhood (RN) District to Medium Density Residential (MDR) District to facilitate the development of a 141-lot single family residential subdivision.

Public Comments by Kenneth Michael Mull and Kimberly McGimsey-Mull

Good evening,

My name is Kenneth Michael Mull and I live with my wife Kimberly McGimsey-Mull at 4012 Brandywine Terrace, Lancaster, SC 29720. Our home in the Bent Creek community backs up to the property being considered for rezoning under application RZ-2021-2643.

I want to thank the Planning Commission and Planning Department for the opportunity to speak and thank you for your work protecting and improving the quality of life in Lancaster County.

My wife and I have mixed feelings about the proposed rezoning and the expected development of the property.

On one hand, we prefer to see the property remain undeveloped. It is heavily wooded providing privacy, sound buffering, and a wildlife habitat enhancing the enjoyment of our outdoor living space.

On the other hand, the property owners have the right to enhance their property value through development consistent with Lancaster County land use planning and zoning. We don't disagree with the Planning Department's determination that the rezoning is consistent and compatible with adjacent property zoning.

While the current proposal is limited to rezoning, looking forward, we want to share our concerns over the expected future development.

If a development plan consistent with the concept plan is submitted, our number one concern is there will be a significant loss of trees. This will noticeably reduce the privacy and sound buffering we currently enjoy. As is, we still experience noise from Charlotte Rifle & Pistol Club, Walnut Creek amenities, and Jim Wilson Road traffic.

The western quarter of the property west of an extension of the 12 Mile Creek flood zone is heavily wooded with large hardwoods. The topography of this area suggests grading this area for residential lots and sediment basins will remove most of the existing trees. The land east of the flood zone is mostly pine forest with a topography more suitable for residential lots.

If rezoning is approved and development planning moves forward, we strongly encourage the property owners, Planning Department, and Planning Commission to place a high priority on reducing the loss of trees and wildlife habitat and increasing the buffering between existing developments.

TaylorMorrison.

Charlotte Division
11405 N Community House Rd , Suite 150
Charlotte, NC 28277

taylormorrison.com

December 20, 2021

Lancaster County Planning Commission
P.O. Box 1809
Lancaster, SC 29720

**Re: Development Agreement Amendment Request for The Preserve at Barber Rock
Lancaster County, South Carolina**

Planning Commission Members,

On behalf of Bonterra Builders, LLC, this letter has been prepared to request an amendment to the Major Development Agreement (Ord 2014-1274) for The Preserve at Barber Rock. This amendment is required to allow the removal of 1.017 acres of common open space located on the west side of the development for transfer of ownership to McCarthy Properties 1, LLC. This proposed land swap was a contractual agreement between Bonterra Builders, LLC and McCarthy Properties 1, LLC in exchange for the recordation of a sanitary sewer easement across parcel 0003-00-065.00.

This recombination of land will not bring the Preserve at Barber Rock out of compliance with and land development code. The common open space required is 11.40 acres (33.41%). After the proposed land swap, the common open space is reduced from 14.75 acres (43.23%) to 13.74 acres (40.27%%). Additionally, the area to be subdivided is essentially unusable by the residents of The Preserve since it is cut off by an existing creek.

Sincerely,



Thomas Johnson, VP Land Development
Taylor Morrison of the Carolinas, LLC

Agenda Item Summary

Ordinance # / Resolution #: January 6, 2022 Workshop Minutes

Contact Person / Sponsor: J. Bryan

Department: Planning

Date Requested to be on Agenda: 1/20/2022

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
January 6, 2022 Workshop Minutes	1/7/2022	Exhibit



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 OF THE LANCASTER COUNTY PLANNING COMMISSION
WORKSHOP MEETING**

**January 6, 2022 5:00 P.M.
MINUTES**

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

1. Roll Call:

Members Present:

Jim Barnett	Charles Deese	Sheila Hinson
Tamecca Neely	Ben Levine	

Absent: Alan Patterson

Others Present:

Rox Burhans, Division Director	Clerk: Jennifer Bryan
Ashley Davis, Planner;	
Robert Tefft, Senior Planner;	

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 meeting agenda was posted in the lobby of the Administration Building more than 24 hours in advance.

2. New Business

a. CU-2019-0942 Monte Carlo Garage Suites

Conditional Use Permit application by Garage Investors-I LLC, to allow Minor Maintenance and Repair (Auto) at 8461 Possum Hollow Road (TM# 010G-0A-106.00 & 010G-0A-108.00)

Staff Presentation: Ashley Davis, Senior Planner

Discussion:

- Not requested for all suites, just the two units with roll-up bay doors.
- Any other suites (with different owners) would have to submit a separate application.
- This use does not trigger installation of sidewalks due to configuration of site-pertinent suites are not within Highway Corridor Overlay.
- Include in staff report Chapter 5 requirements that would apply to this plan.

b. CU-2021-2844 Monte Carlo Business Center

Conditional Use Permit application by Garage Investors-I LLC to allow Minor Maintenance and Repair (Auto) at 8461 Possum Hollow Road (portion of TM# 0010-00-037.04)

Staff Presentation: Ashley Davis, Senior Planner

Discussion:

- See discussion points under (a).
- Will include buffer facing residential area.

c. UDO-TA-2021-2980 Cluster Subdivision Overlay District

Application by Lancaster County to amend Unified Development Ordinance Section 4.4, Character Protection Overlays, to eliminate Section 4.4.1 Cluster Subdivision Overlay District (CSO) in its entirety.

Staff Presentation: Robert Tefft, Senior Planner

Discussion:

- Preliminary to UDO update to preclude CSO projects while Master Plan process is instituted.
- Already many CSOs approved and yet to be constructed.

d. UDO-TA-2021-2981 Parking Requirements

Application by Lancaster County to amend Unified Development Ordinance Section 7.2.4, Off-street Parking and Loading Requirements, to modify minimum required parking spaces.

Staff Presentation: Robert Tefft, Senior Planner

Discussion:

- Revised parking allotment tables needed for: smaller general commercial projects; personal services; professional services, especially medical offices; and hospital parking.
- Change in introductory language to allow more discretion about comparable uses.
- Places of assembly will default to 1 per 80 sq. ft.

3. Other:

- a. Review of Next Month's Agenda: January meeting rescheduled to Thursday, January 20, 2022.
- b. Poll of Commissioners: attendance at next week's Committee of the Whole meeting, to establish whether a notice of quorum is needed. At least 2 will attend.

4. Adjourn

Meeting was adjourned at **5:46 pm**.

Agenda Item Summary

Ordinance # / Resolution #: CU-2019-0942 Monte Carlo Garage Suites

Contact Person / Sponsor: A. Davis

Department: Planning

Date Requested to be on Agenda: 1/20/2022

Issue for Consideration:

The Conditional Use to permit minor automotive maintenance and repair in two of the five units within an existing building.

Points to Consider:

The applicant is seeking a conditional use permit to allow automotive minor maintenance and repair. The parent parcel is approximately 1.1 acre in size. The original plan submitted for this site does not directly address a number of conditional-use requirements listed in section 5.8.6. The TRC comments attached (Exhibit 4) are relatively minor in nature and should be able to be addressed by the applicant within 60 days of a conditional use approval if not sooner.

Recommendation:

Staff recommends approval of this conditional use application to permit Minor Maintenance and Repair subject to the following condition:

1. Address all outstanding TRC/Evolve comments within 60 days of Conditional Use approval.

ATTACHMENTS:

Description	Upload Date	Type
Planning Staff Report	1/12/2022	Planning Staff Report
Exhibit 1: Application	1/12/2022	Exhibit
Exhibit 2: Zoning Map	1/12/2022	Exhibit
Exhibit 3: Proposed Plat	1/5/2022	Exhibit
Exhibit 4: TRC Comments	1/12/2022	Exhibit

PROPOSAL:	Conditional Use Application to Permit Minor Maintenance and Repair
PROPERTY LOCATION:	8461 Possum Hollow Road Units A106, A108, A110 (0010G-0A-106.00 & 0010G-0A-108.00)
CURRENT ZONING DISTRICT:	General Business (GB) District
APPLICANT:	Garage Investors-I, LLC
COUNCIL DISTRICT:	District 7, Brian Carnes

OVERVIEW & BACKGROUND:

The Conditional Use to permit minor automotive maintenance and repair in two of the five units within an existing building (See below).



These units have access to two garage bays in the rear of the building which will be used for all on-site maintenance or repair (See below).



Current Proposal & Project Overview

The applicant is seeking a conditional use permit to allow automotive minor maintenance and repair. The Parent parcel is approximately 1.1 acre in size. The original plan submitted for this site does not directly address a number of conditional-use requirements listed in section 5.8.6. The TRC comments attached (Exhibit 4) are relatively minor in nature and should be able to be addressed by the applicant within 60 days of a conditional use approval if not sooner.

Summary of Surrounding Zoning and Uses

Surrounding Property	Zoning District	Use
North	Medium Density Residential (MDR)	Single Family Home
South	General Business (GB)	Monte Carlo Garage Suites
East	Institutional (INS)	Cemetery
West	General Business (GB)	Monte Carlo Garage Suites

PHOTOS OF PROJECT AREA:



Looking West along Possum Hollow Road



Looking East along Possum Hollow Road

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 **approval** of this conditional use application to permit Minor Maintenance and Repair subject to the following condition:

1. Address all outstanding TRC/Evolve comments within 60 days of Conditional Use approval.

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



Planning Department
P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lanastercountysc.net
www.mylanastercsc.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 8461 Possum Hollow Road
City Indian Land State SC Zip 29707 Tax Parcel ID 0010G-0A-106.00 and 108.00
Current Zoning GB Current Use Business
Total Acres 1.1 acres Surrounding Property Description Cemetery, Garage Storage
condos, small businesses, vacant land, residential house on west

Proposed Conditional Use Business use-Vehicle Services-Minor Maintenance and Repair .
Uses include Detail Shop, after market accessories, online sales of automotive products including tire
and rims, audio, and other low intensive auto services.
No oil changes nor toxic fluids would be allowed.

CONTACT INFORMATION

Applicant Name Garage Investors-I, LLC
Address 19701 Bethel Church Road #202
City Cornelius State NC Zip 28031 Phone 704-987-0000
Fax 704-987-8010 Email brad@firstfederalproperties.com
Property Owner Name Garage Investors-I, LLC
Address 19701 Bethel Church Road #202
City Cornelius State NC Zip 28031 Phone 704-987-0000
Fax 704-987-8010 Email brad@firstfederalproperties.com

October 10, 2019

1

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.

Garage Investors-I, LLC by Anthony B. Bowman, Manager

Anthony B. Bowman, Manager
Applicant

12/2/21
Date

Garage Investors-I, LLC by Anthony B. Bowman, Manager

Anthony B. Bowman, Manager
Property Owner(s)

12/2/21
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

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- 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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- Approves, denies, or submits application to the Planning Commission for further study.
- Action requires a resolution for approval.
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October 10, 2019

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.
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- ☒ 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.
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- ☒ 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)**

Proposal:
To allow Minor Maintenance
and Repair (Auto)

Legend:



Subject Property



City Limits



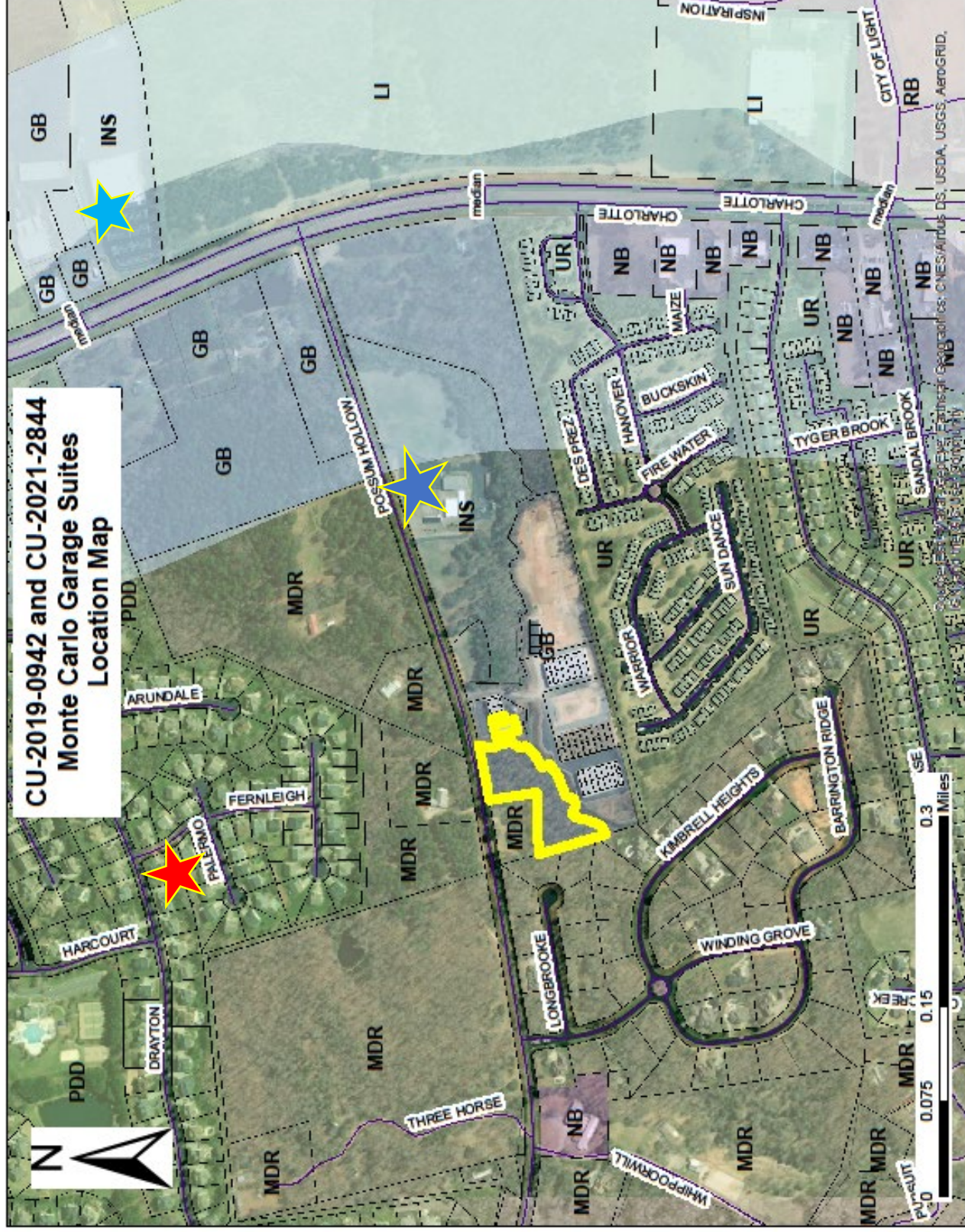
Restoration Church of
the Carolinas



Bridgemill



Transformation Church



RONALD LEE HARRIS TRUSTEE
ROBERTA HARRIS TRUSTEE
0010-00-038.00
ZONED MDR
2.7 AC, SINGLE FAMILY

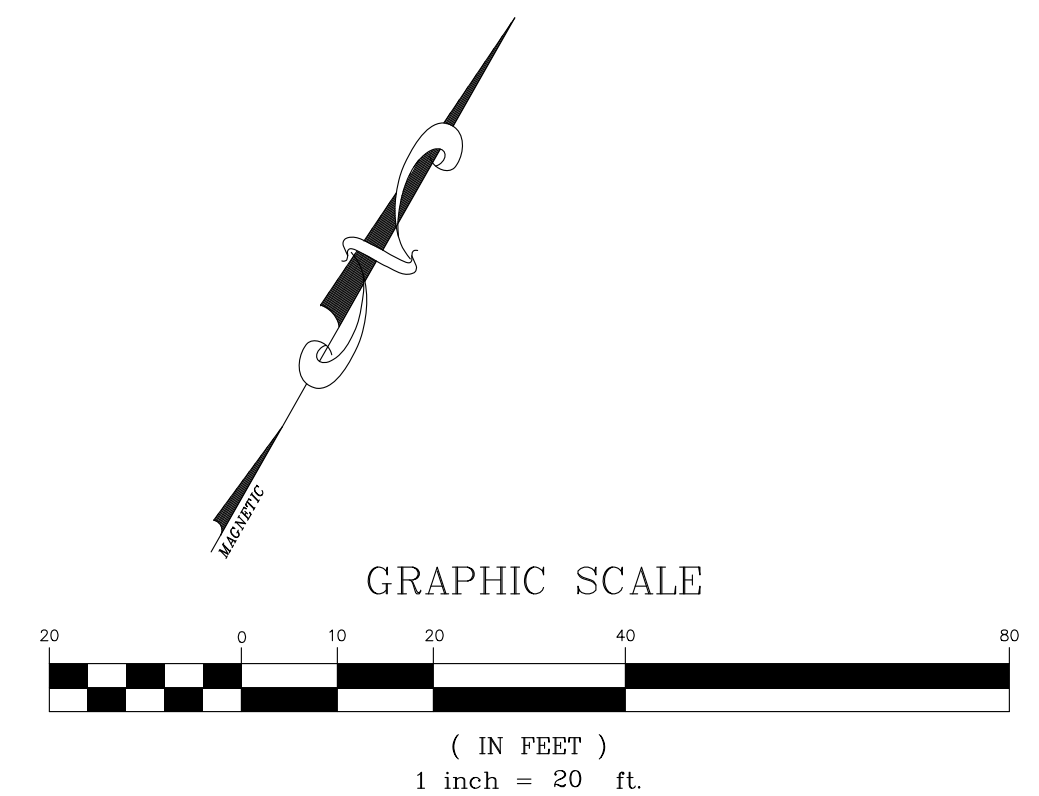
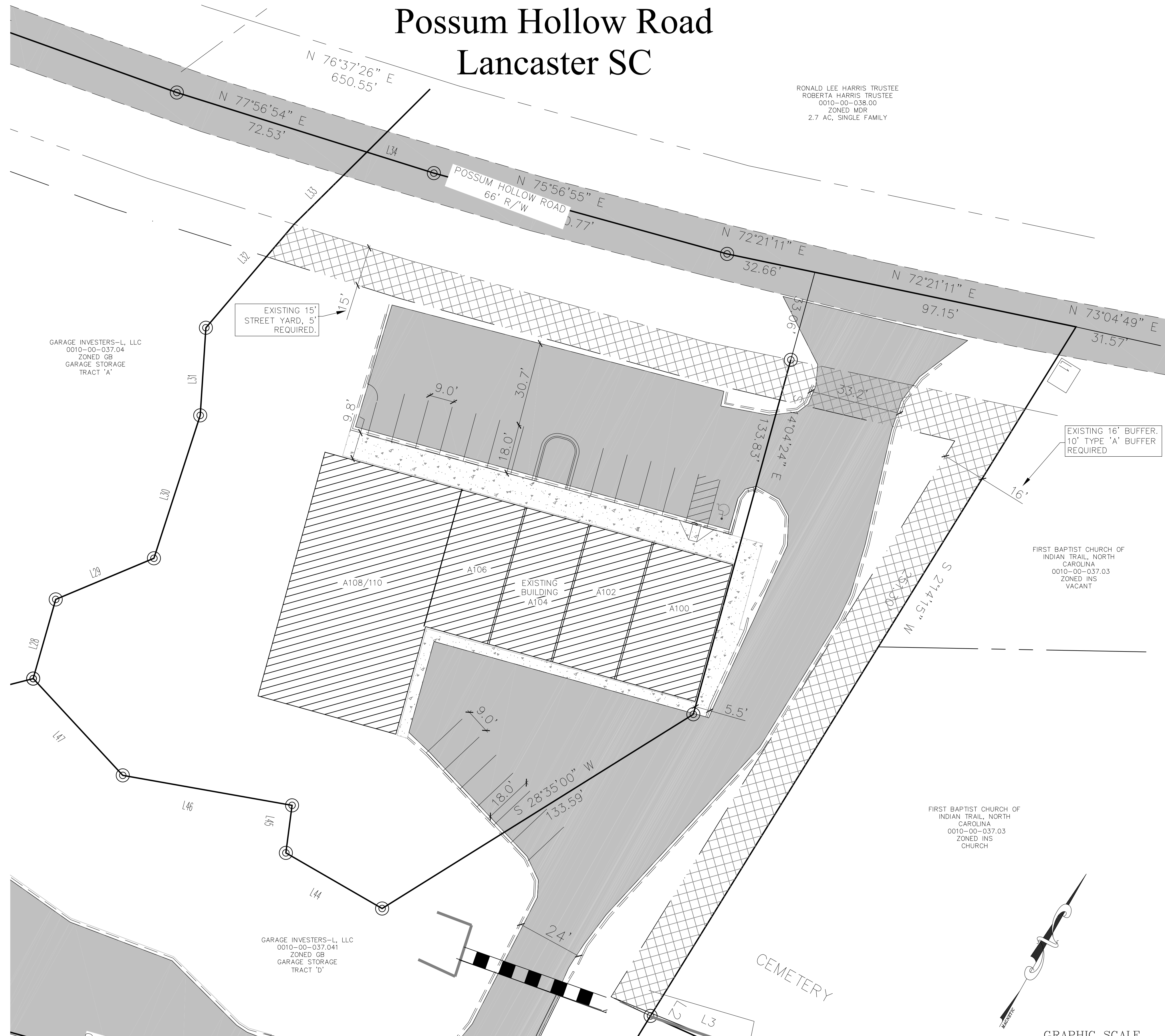


PROJECT NAME	EXISTING MONTE CARLO GARAGE SUITES BUILDING 'A'
PROPERTY LOCATION	POSSUM HOLLOW ROAD, INDIAN LAND
PARCEL NUMBER	0010-00-037.04, 0010G-0A-108.00, 0010G-0A-106.00
ZONING DISTRICT	GB
OVERLAY DISTRICT	NONE
APPLICANT NAME	GARAGE INVESTERS-I, LLC 19701 BETHEL CHURCH RD, STE 202 CORNELIUS, NC 28031
PROPERTY OWNER	GARAGE INVESTERS-I, LLC 19701 BETHEL CHURCH RD, STE 202 CORNELIUS, NC 28031
DESCRIPTION OF USE	COMMERCIAL
SITE AREA	1.1 ACRES
AREA IN R/W	0.1 ACRES
EXISTING BLDG AREA	10,000 SF
PROPOSED BLDG AREA	0 SF
FRONT SETBACK	GB 50'
REAR SETBACK	GB 15'
SIDE SETBACK	GB 15'
BUILDING CONSTRUCTION TYPE	EXISTING
BUILDING HEIGHT	EXISTING
PARKING REQUIRED	REQUIRED: 4,075 SF TOTAL - A100 SALES OFFICE/STORAGE, UNIT 102 HVAC CO/STORAGE, UNIT 104 FRAGON [3 EMPLOYEES] : 1 PER 400 SF = 11 SPACES REQ'D REQUIRED: 6,000 SF TOTAL - UNITS 106, 108, 110 - 4 TOTAL SERVICE BAYS AND 800 SF OFFICE 1 PER SERVICE BAY + 1 PER 400 SF OF OFFICE = 6 SPACES REQ'D TOTAL REQ'D = 17 SPACES TOTAL PROVIDED = 19 SPACES
TOTAL DISTURBED ACREAGE	N/A
IMPERVIOUS ACREAGE	0.54 ACRES
% IMPERVIOUS	54%
OPEN SPACE	46%

LINE TABLE		
Id	Bearing	Distance
L1	219°37' W	35.38
L2	214°15' W	8.16
L3	84°45°05' E	32.14
L4	264°09' E	25.18
L5	25°39'18" E	31.80
L6	144°44' E	44.53
L7	73°04'20" E	45.12
L8	47°16'05" E	50.82
L9	75°42'56" E	38.29
L10	30°45'17" E	44.36
L11	34°00'18" E	30.31
L12	44°33'29" E	17.14
L13	80°12'23" E	12.12
L14	13°24'31" E	15.65
L15	16°49°00' W	27.36

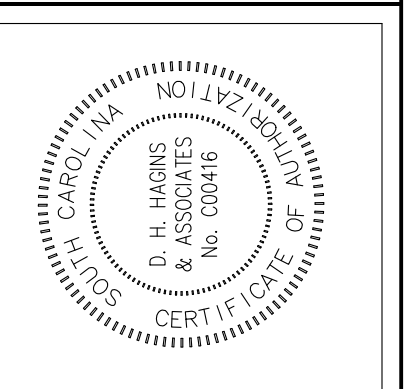
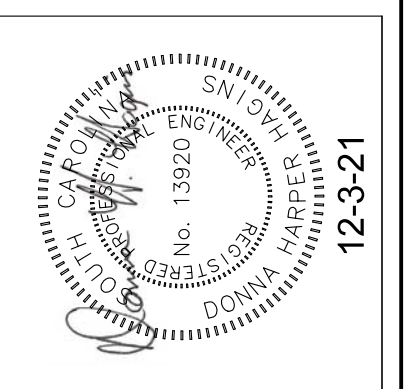
LINE TABLE 2		
Id	Bearing	Distance
1	111.1	38.0
2	111.1	30.0
3	111.1	34.0
4	111.1	34.0
5	111.1	34.0
6	111.1	34.0
7	111.1	34.0
8	111.1	34.0
9	111.1	34.0
10	111.1	34.0
11	111.1	34.0
12	111.1	34.0
13	111.1	34.0
14	111.1	34.0
15	111.1	34.0
16	111.1	34.0
17	111.1	34.0
18	111.1	34.0
19	111.1	34.0
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22	111.1	34.0
23	111.1	34.0
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27	111.1	34.0
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91	111.1	34.0
92	111.1	34.0
93	111.1	34.0
94	111.1	34.0
95	111.1	34.0
96	111.1	34.0
97	111.1	34.0
98	111.1	34.0
99	111.1	34.0
100	111.1	34.0

LINE TABLE 3			
Id	Bearing		Distance
L44	N	89°25'46" W	40.48'
L45	S	22°01'03" W	17.45'
L46	S	70°35'13" W	62.68'
L47	N	72°13'24" W	48.02'

[illegible]

D H Hagins & Associates, LLC
Civil Consulting Engineers

2583 Kershaw Camden Hwy., Lancaster, SC 29720
Phone: (803) 286-4472



EXISTING MONTE CARLO
GARAGE SUITES BUILDING 'A'
POSSUM HOLLOW

CONDITIONAL USE
PLAN

DATE: 12/03/2021

SCALE: $1'' = 20'$

JOB NO. 393.004

SHEET: 1



Lancaster County
Development Services
P. O. Box 1809
Lancaster, SC 29721
803.285.1969
permits@lancastercountysc.net

January 11, 2022

Donna Hagins
DH
2583 Kershaw Camden Highway
Lancaster, SC 29720

Project Number	20190942
Project Name	Monte Carlo Garage Suites
Location	8461 Possum Hollow Road, India
Stage	Conditional Use Permit
Parcel(s)	0010-00-037.04
Status	Not Approved

Dear: Donna Hagins

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

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

Not Approved

Review Comments:

- Clarify that the conditional use is only to apply to units A108/110 and A106.
 - When will the landscape island depicted be added to the parking area?
 - Depict vehicle bays to be used for all auto repair.
 - Confirm parking shown in the rear of the building does not obstruct access to garages.
 - Add the following notes:
 - "There shall be no outdoor storage of vehicles awaiting work or pick-up."
 - "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."
 - "All repair work shall be conducted entirely within an enclosed structure"
-

Agenda Item Summary

Ordinance # / Resolution #: CU-2021-2844 Monte Carlo Business Center

Contact Person / Sponsor: A. Davis

Department: Planning

Date Requested to be on Agenda: 1/20/2022

Issue for Consideration:

The Conditional Use to permit minor automotive maintenance and repair in a building which has not yet been constructed (See Exhibit 5: Architectural Elevations).

These commercial/ store units are proposed to be at ground level from the front elevation. The Garage units will be located in the rear of the property in a lower level basement format (see side elevations with call-outs below).

Points to Consider:

The applicant is seeking a conditional use permit to allow automotive minor maintenance and repair. The portion of Tax Map # 0010-00-037.04 involved in this Conditional Use application is approximately 2.28 acres in size. The original plan submitted for this site does not directly address a number of conditional-use requirements listed in section 5.8.6. The TRC comments attached (Exhibit 4) are relatively minor in nature and should be able to be addressed by the applicant within 60 days of a conditional use approval if not sooner.

Recommendation:

Staff recommends approval of this conditional use application to permit Minor Maintenance and Repair subject to the following condition:

1. Address all outstanding TRC/Evolve comments within 60 days of Conditional Use approval.

ATTACHMENTS:

Description	Upload Date	Type
Planning Staff Report	1/12/2022	Planning Staff Report
Exhibit 1: Application	1/12/2022	Exhibit
Exhibit 2: Zoning Map	1/12/2022	Exhibit
Exhibit 3: Proposed Plat	1/5/2022	Exhibit
Exhibit 4: TRC Comments	1/12/2022	Exhibit
Exhibit 5: Architectural Rendering	1/5/2022	Exhibit

PROPOSAL: Conditional Use Application to Permit Minor Maintenance and Repair

PROPERTY LOCATION: Just west of 8461 Possum Hollow Road (Portion of 0010-00-037.04)

CURRENT ZONING DISTRICT: General Business (GB) District

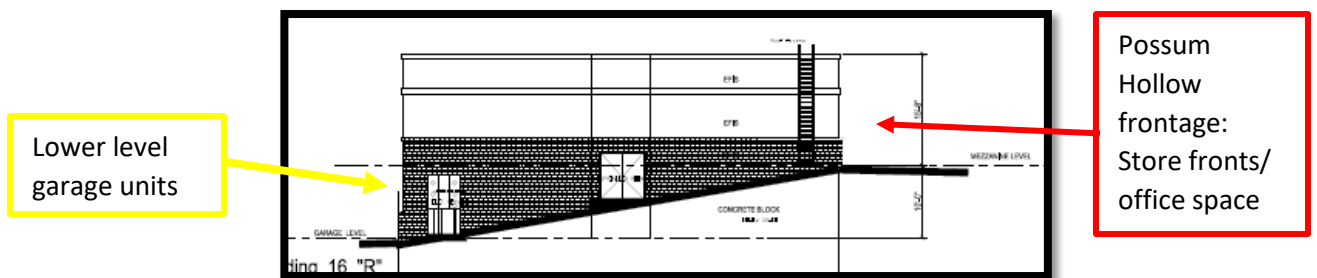
APPLICANT: Garage Investors-I, LLC

COUNCIL DISTRICT: District 7, Brian Carnes

OVERVIEW & BACKGROUND:

The Conditional Use to permit minor automotive maintenance and repair in a building which has not yet been constructed (See Exhibit 5: Architectural Elevations).

These commercial/ store units are proposed to be at ground level from the front elevation. The Garage units will be located in the rear of the property in a lower level basement format (see side elevations with call-outs below).



Current Proposal & Project Overview

The applicant is seeking a conditional use permit to allow automotive minor maintenance and repair. The portion of Tax Map # 0010-00-037.04 involved in this Conditional Use application is approximately 2.28 acres in size. The original plan submitted for this site does not directly address a number of conditional-use requirements listed in section 5.8.6. The TRC comments attached (Exhibit 4) are relatively minor in nature and should be able to be addressed by the applicant within 60 days of a conditional use approval if not sooner.

Summary of Surrounding Zoning and Uses

Surrounding Property	Zoning District	Use
North	Medium Density Residential (MDR)	Single Family Home
South	General Business (GB)	Monte Carlo Garage Suites
East	General Business (GB)	Monte Carlo Garage Suites
West	Medium Density Residential (MDR)	Single Family Homes

PHOTOS OF PROJECT AREA:



Looking West along Possum Hollow Road



Looking East along Possum Hollow Road

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 **approval** of this conditional use application to permit Minor Maintenance and Repair subject to the following condition:

1. Address all outstanding TRC/Evolve comments within 60 days of Conditional Use approval.

ATTACHMENTS:

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

STAFF CONTACT:

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



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 8461 Possum Hollow Road
City Indian Land State SC Zip 29707 Tax Parcel ID 0010G-03-037.04
Current Zoning GB Current Use Vacant
Total Acres 2.28 ac Surrounding Property Description Cemetery, Garage Storage
condos, small businesses, vacant land, residential house on west

Proposed Conditional Use Business use-Vehicle Services-Minor Maintenance and Repair .
Uses include Detail Shop, after market accessories, online sales of automotive products including tire
and rims, audio, and other low intensive auto services.
No oil changes nor toxic fluids would be allowed.

CONTACT INFORMATION

Applicant Name Garage Investors-I, LLC
Address 19701 Bethel Church Road #202
City Cornelius State NC Zip 28031 Phone 704-987-0000
Fax 704-987-8010 Email brad@firstfederalproperties.com
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October 10, 2019

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Garage Investors-I, LLC by Anthony B. Bowman, Manager

Anthony B. Bowman, Manager
Applicant

12/2/21
Date

Garage Investors-I, LLC by Anthony B. Bowman, Manager

Anthony B. Bowman, Manager
Property Owner(s)

12/2/21
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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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- ☒ 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.
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and Repair (Auto)

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Subject Property



City Limits



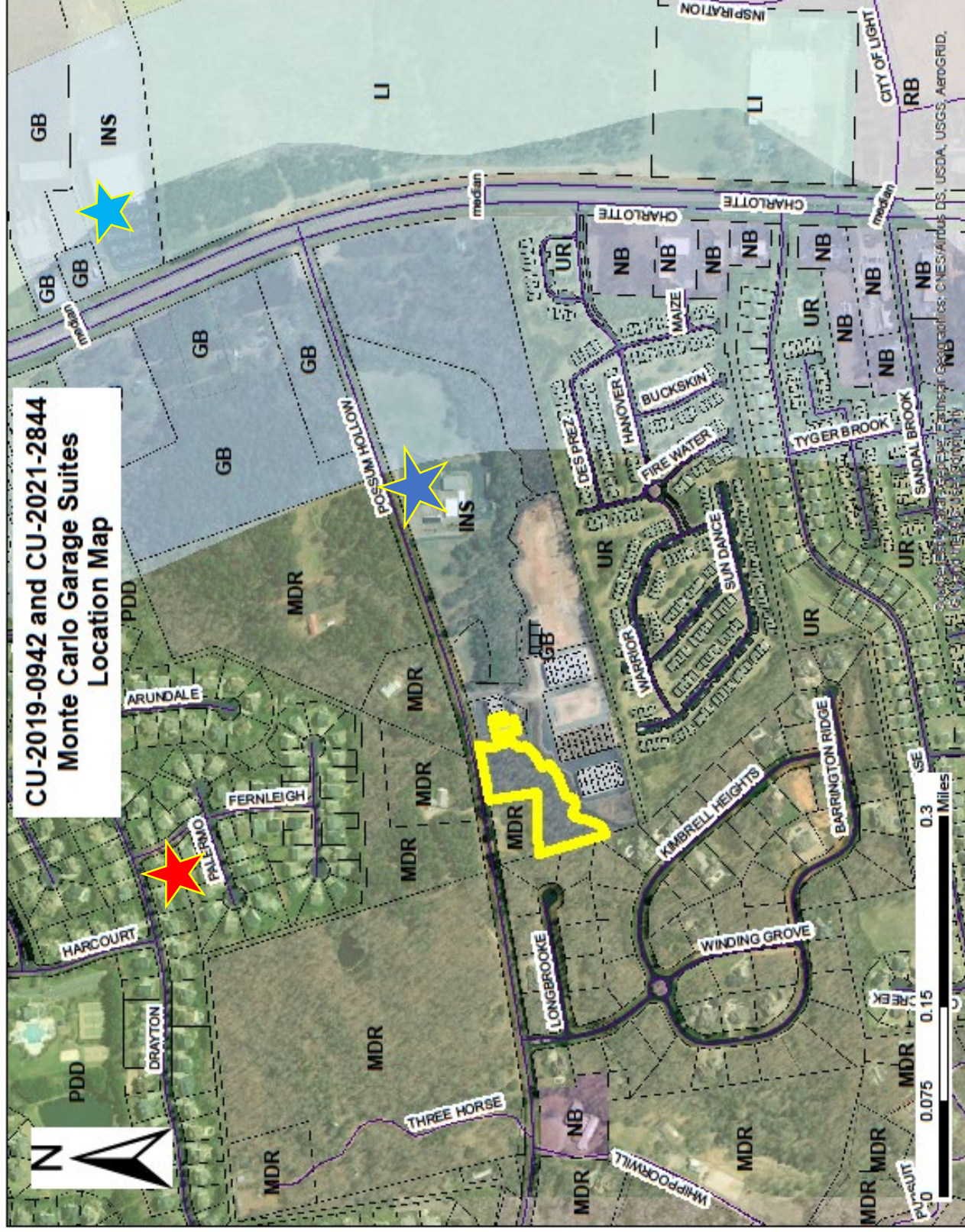
Restoration Church of
the Carolinas



Bridgemill



Transformation Church



PROJECT NAME	MONTE CARLO BUSINESS CENTER
PROPERTY LOCATION	POSSUM HOLLOW ROAD, INDIAN LAND
PARCEL NUMBER	0010-00-037.04
ZONING DISTRICT	CURRENT ZONING CB
OVERLAY DISTRICT	NONE
APPLICANT NAME	GARAGE INVESTORS-I, LLC 19701 BETHEL CHURCH RD, STE 202 CORNELIUS, NC 28031
PROPERTY OWNER	GARAGE INVESTORS-I, LLC 19701 BETHEL CHURCH RD, STE 202 CORNELIUS, NC 28031
DESCRIPTION OF USE	MINOR VEHICLE SERVICES
SITE AREA	TRACT 'A' 2.281 AC
AREA IN R/W	0.18 AC
EXISTING BLDG AREA	0 SF
PROPOSED BLDG AREA	TOTAL AREA 11,177 SF MEZZANINE 2,794 SF GROUND FLOOR 8,383 SF
FRONT SETBACK	GB 50'
REAR SETBACK	GB 15'
SIDE SETBACK	GB 15'
BUILDING CONSTRUCTION TYPE	SEE ARCHITECT PLAN
BUILDING HEIGHT	25'
PARKING REQUIRED	8383 SF BLDG , 20 BAYS =20 SPACES 2794 SF COMMERCIAL - 1 PER 400 SF REQ'D = 7 SPACES REQ'D TOTAL SPACES = 27
PARKING PROVIDED	29 STANDARD SPACES , 2 HC SPACES
TOTAL DISTURBED ACREAGE	1.10 AC
IMPERVIOUS ACREAGE	0.75 AC
% IMPERVIOUS	0.75 AC / 2.10 AC = 36%
OPEN SPACE	1.53 AC / 2.10 AC = 64%

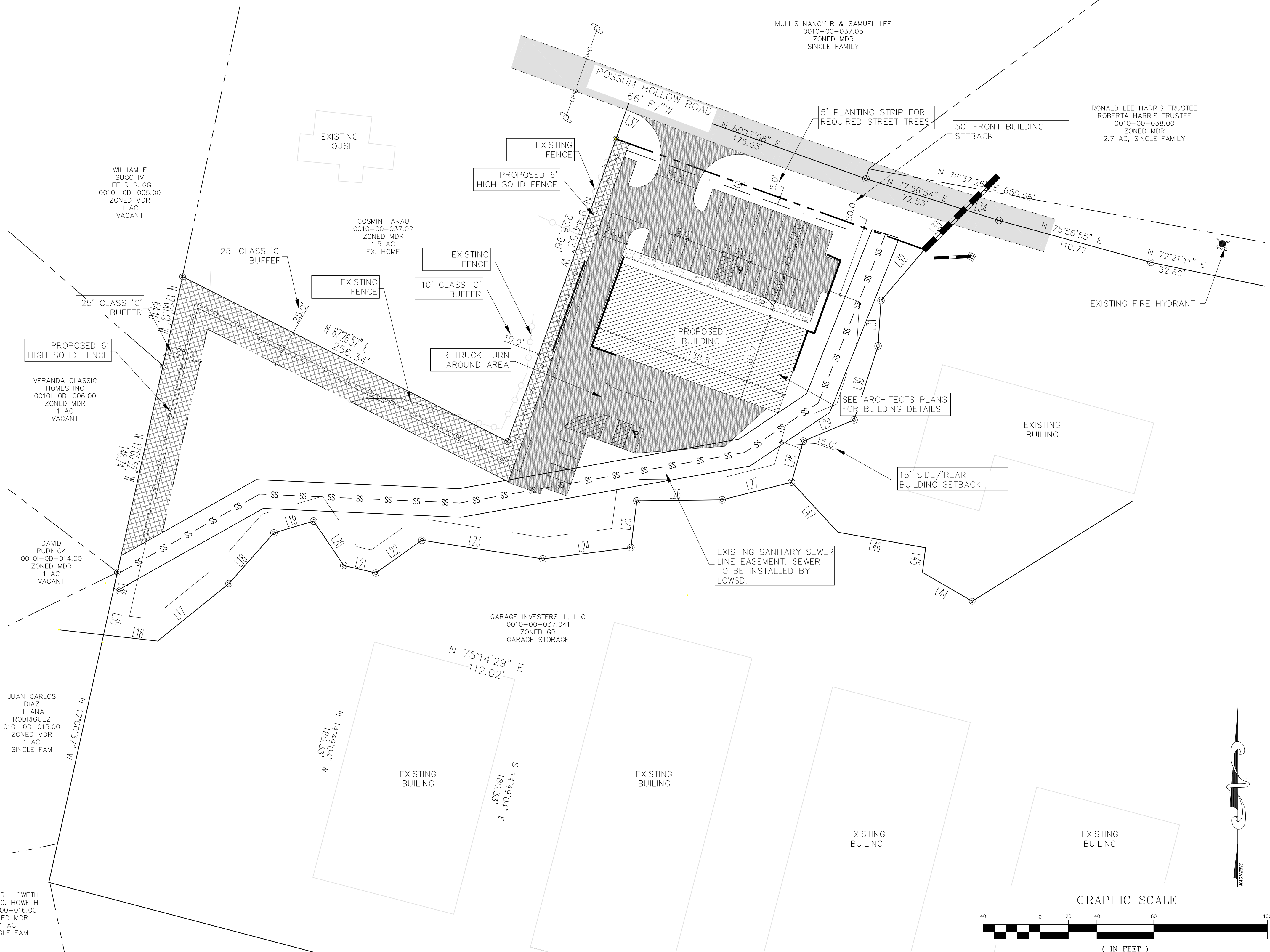
LINE TABLE			
Id	Bearing		Distance
S1	219°37'	W	35.38'
S2	214°15'	W	8.16'
L3	84°45'	0°	32.14'
L4	264°09'	0°	28.18'
L5	244°22'	0°	31.18'
L6	244°22'	0°	43.33'
L7	73°04°25'	0°	45.12'
N8	47°16°05'	0°	50.82'
N9	75°42°56'	0°	38.29'
L10	30°45°17'	0°	44.36'
L11	34°03°25'	0°	30.31'
L12	34°03°25'	0°	11.14'
L13	80°19°34'	0°	12.12'
L14	13°24°31'	0°	15.36'
L15	16°49°00'	W	27.65'

LINE TABLE 2		
Id	Bearing	Distance
1	271.0	30.0
2	271.0	30.0
3	271.0	30.0
4	271.0	30.0
5	271.0	30.0
6	271.0	30.0
7	271.0	30.0
8	271.0	30.0
9	271.0	30.0
10	271.0	30.0
11	271.0	30.0
12	271.0	30.0
13	271.0	30.0
14	271.0	30.0
15	271.0	30.0
16	271.0	30.0
17	271.0	30.0
18	271.0	30.0
19	271.0	30.0
20	271.0	30.0
21	271.0	30.0
22	271.0	30.0
23	271.0	30.0
24	271.0	30.0
25	271.0	30.0
26	271.0	30.0
27	271.0	30.0
28	271.0	30.0
29	271.0	30.0
30	271.0	30.0
31	271.0	30.0
32	271.0	30.0
33	271.0	30.0
34	271.0	30.0
35	271.0	30.0
36	271.0	30.0
37	271.0	30.0
38	271.0	30.0
39	271.0	30.0
40	271.0	30.0
41	271.0	30.0
42	271.0	30.0
43	271.0	30.0
44	271.0	30.0
45	271.0	30.0
46	271.0	30.0
47	271.0	30.0
48	271.0	30.0
49	271.0	30.0
50	271.0	30.0
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53	271.0	30.0
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83	271.0	30.0
84	271.0	30.0
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86	271.0	30.0
87	271.0	30.0
88	271.0	30.0
89	271.0	30.0
90	271.0	30.0
91	271.0	30.0
92	271.0	30.0
93	271.0	30.0
94	271.0	30.0
95	271.0	30.0
96	271.0	30.0
97	271.0	30.0
98	271.0	30.0
99	271.0	30.0
100	271.0	30.0

Id	Bearing	Distance
L44	N 89°25'46" W	40.48'
L45	22°01'03" W	17.45'
L46	S 70°35'13" W	62.62'
L47	N 72°13'24" W	48.02'

JUAN CARLOS
DIAZ
LILIANA
RODRIGUEZ
0101-00-015.00
ZONED MDR
1 AC
SINGLE FAM

KEVIN R. HOWETH
MARY C. HOWETH
0101-00-016.00
ZONED MDR
1 AC
SINGLE FAM

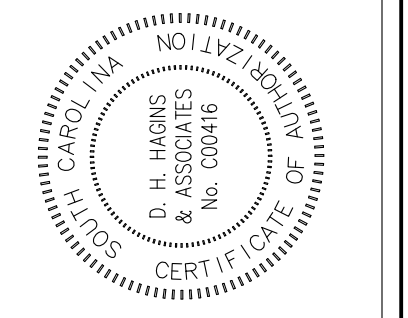
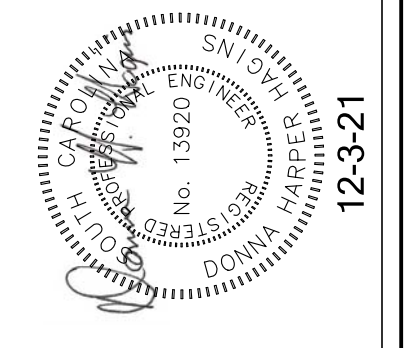


GRAPHIC SCALE

40 0 20 40 80 160
/ (IN FEET)
1 inch = 40 ft.

[illegible]

D H Hagins & Associates, LLC
Civil Consulting Engineers
2583 Kershaw Camden Hwy. Lancaster, SC 29305
Phone: (803) 286-4472



MONTE CARLO BUSINESS
CENTER
POSSUM HOLLOW

CONDITIONAL USE
PLAN

DATE: 12/3/21

SCALE: $1'' = 40'$

JOB NO. 393.004

SHEET: 1

Plan Review Comments

Zoning - Julie Faile - 803-283-0567
jfaile@lancastersc.net

Conditional

Review Comments:

Upon Conditional Use Approval please provide a full Civil site Plan.

Please include items such as

- 1) Curb Cut Distance
- 2) Speed limit on Possum Hollow
- 3) Provide a Landscape plan
- 4) Provide a Lighting Plan
- 5) Parking spaces that do not have curb or side walk will require wheel stops
- 6) Location of Dumpster and details of proposed enclosure.
- 7) Landscaping islands are required for every 10 parking spaces per UDO Chapter 7.1.4.D

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

Not Approved

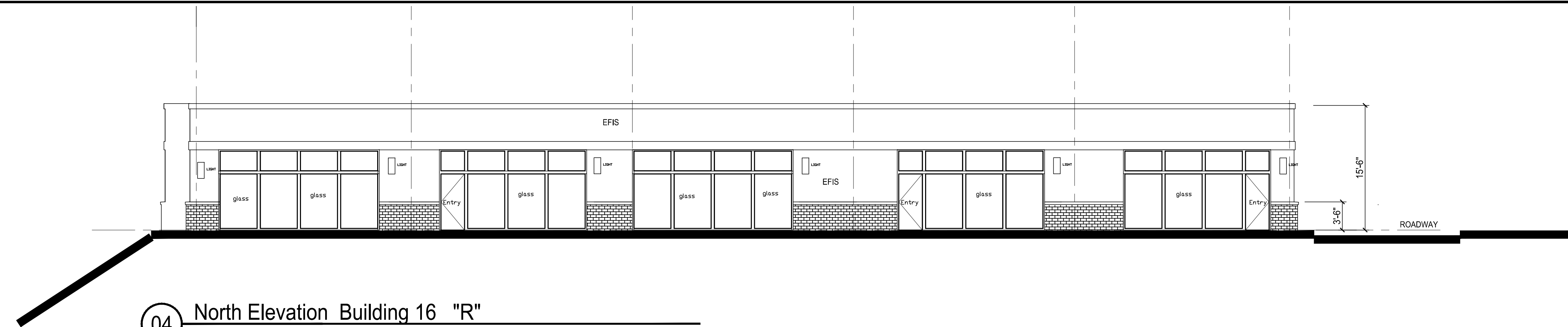
Review Comments:

- Current Code requires a landscape island every 10 spaces
- Depict vehicle bays to be used for all auto repair.
- Clarify which parking spaces will be used for vehicles awaiting work or pick-up if any.
- Add the following notes:

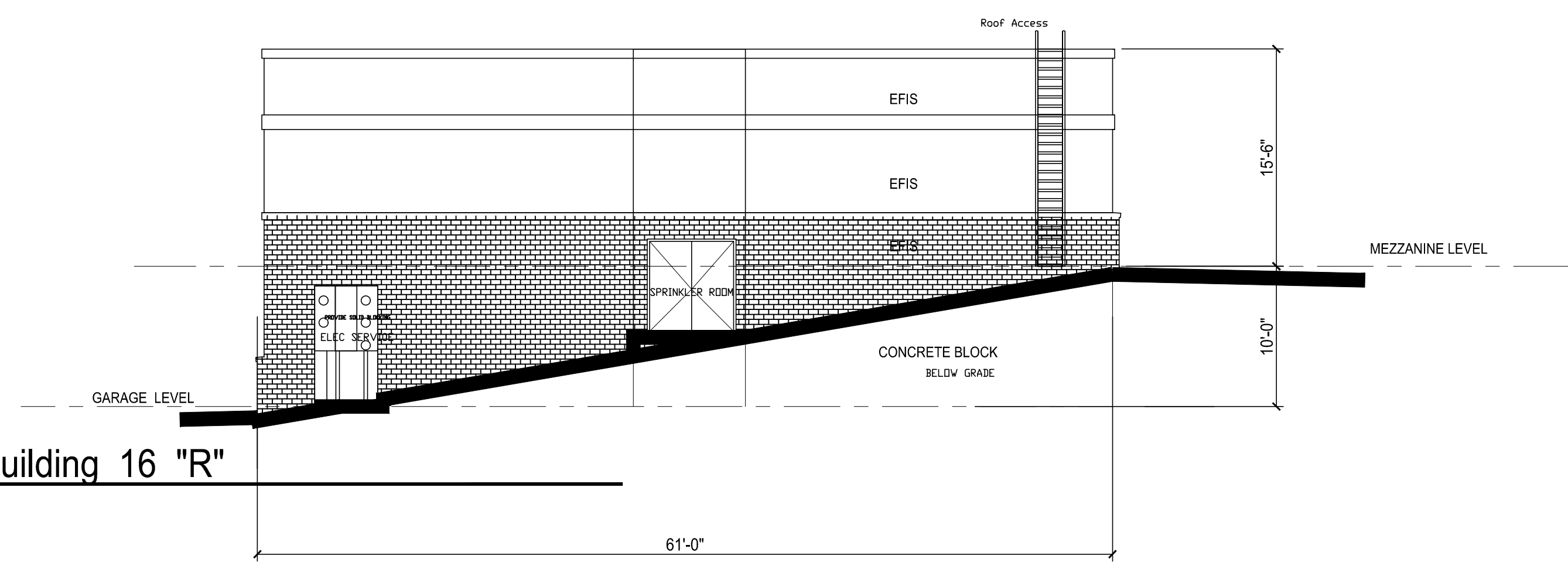
"All outdoor storage of vehicles awaiting work or pick-up shall be screened by a Type C buffer in accordance with Section 7.1.5. No vehicles or awaiting work or pick-up shall be located closer than 5 feet to any adjoining property line, within a required landscape area, or in any right-of-way. No outside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

"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."

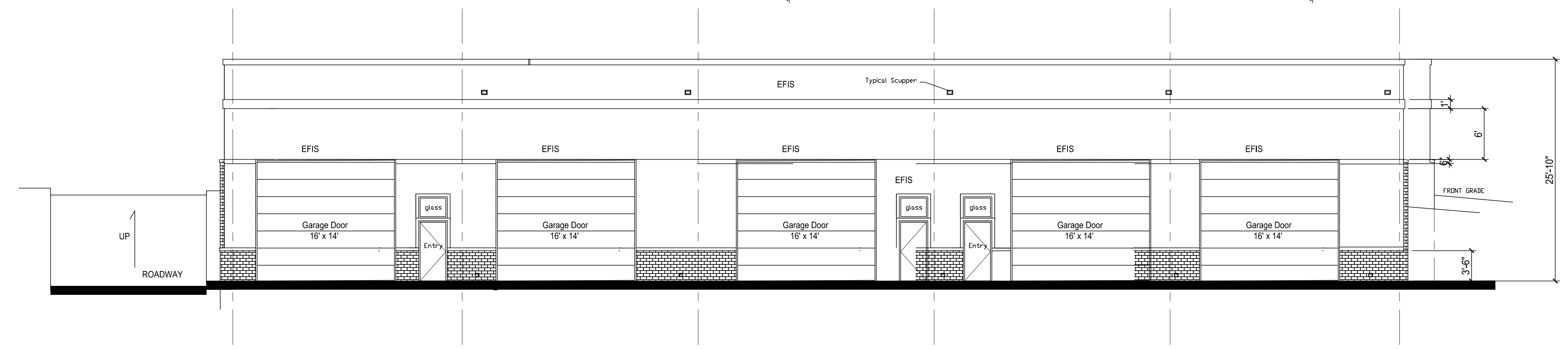
"All repair work shall be conducted entirely within an enclosed structure"



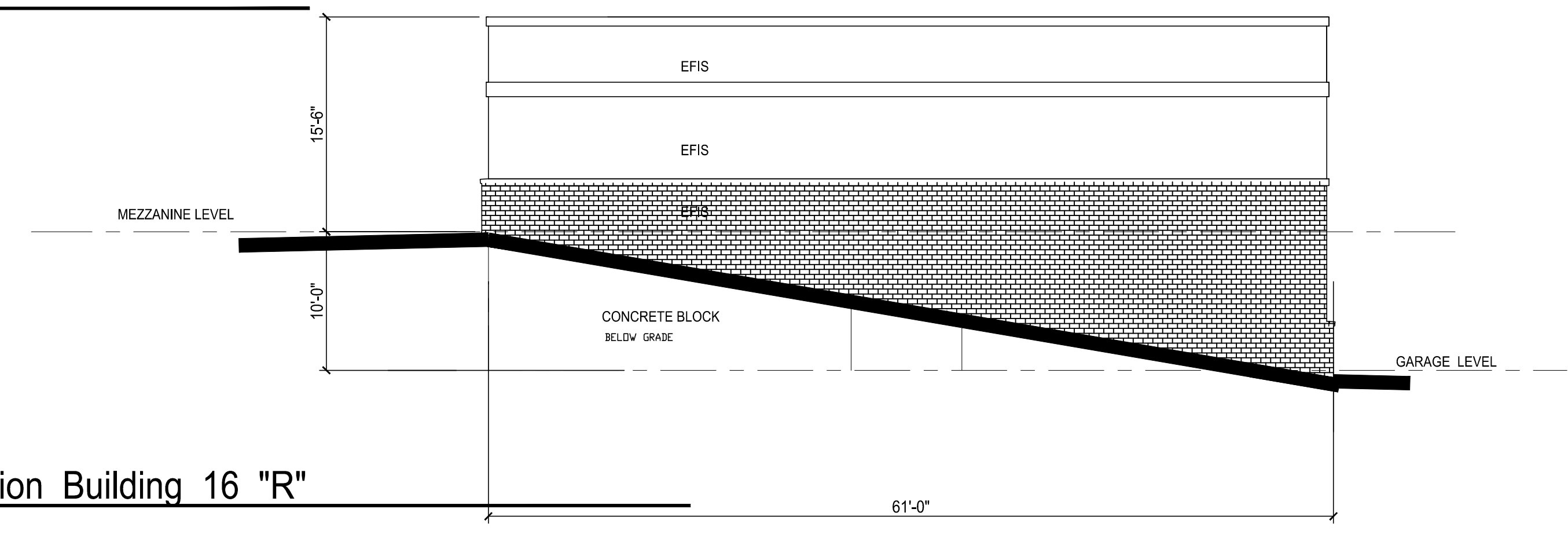
04 North Elevation Building 16 "R"
1' = 1/4"



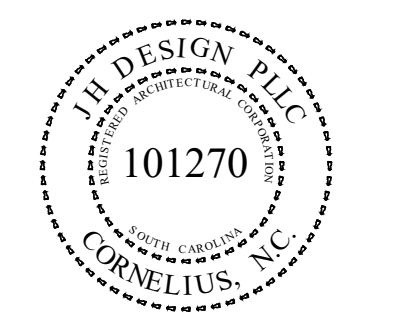
03 East Elevation Building 16 "R"
1' = 1/4"



02 South Elevation Building 16 "R"
1' = 1/4"

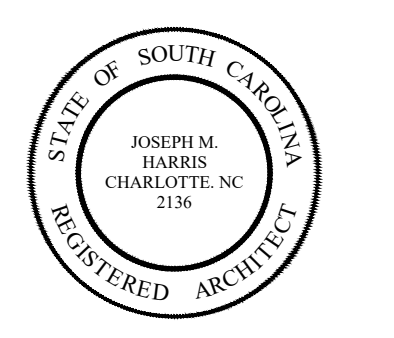


01 West Elevation Building 16 "R"
1' = 1/4"



JH DESIGN PLLC

21120 Blakely Shore Dr. Cornelius, NC 28031
Tel (704)904-1432 * Fax (704) 987-0013
email to: jmh@jhdesign.cc



SCOPE DOCUMENT:
THIS PRELIMINARY DRAWING INDICATES THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS, AND THE TYPE OF STRUCTURAL, MECHANICAL, ELECTRICAL SYSTEMS. AS SCOPE DOCUMENTS, THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED, THE PROPER EXECUTION AND COMPLETION OF THE WORK, DECISIONS OF THE ARCHITECT AS TO THE ITEMS OF WORK INCLUDED WITHIN THE SCOPE OF THIS DOCUMENT SHALL BE FINAL AND BINDING ON THE CONTRACTOR AND THE OWNER.

Monte Carlo Garage Suites
Possum Hollow Road, Lancaster, SC
GARAGE INVESTOR I
19701 Bethel Church Road, Cornelius, NC Suite 202 704-987-0000

Project Number: 00000
Sheet Title:

ELEVATIONS
Building 16 "R"

DRAWN BY: jmh
DATE: 01.05.2021
REVISIONS:

A109
Copyright by
JH DESIGN PLLC

Agenda Item Summary

Ordinance # / Resolution #: UDO-TA-2021-2980, Cluster Subdivision Overlay District

Contact Person / Sponsor: Robert Tefft / Planning

Department: Planning

Date Requested to be on Agenda: 1/20/2022

Issue for Consideration:

See Staff Report.

Points to Consider:

See Staff Report.

Recommendation:

See Staff Report.

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	1/11/2022	Planning Staff Report
Ex 1: Application	1/4/2022	Exhibit
Ex 2: Proposed Ordinance	1/11/2022	Exhibit

PROPOSAL: Amend Unified Development Ordinance Section 4.4, Character Protection Overlays, to eliminate subsection 4.4.1, Cluster Subdivision Overlay District (CSO), in its entirety.

APPLICABLE CHAPTER(S): Chapter 4

APPLICANT: Lancaster County

PROJECT SUMMARY & PROPOSAL:

The Cluster Subdivision Overlay District (CSO) is not achieving the desired results in its attempt to balance the desire to accommodate smaller lot development with the preservation of sufficient open space within the community. This issue is well known amongst staff, Planning Commission, and County Council, and has been formally discussed with the acceptance of the UDO Assessment at Council's Committee of the Whole (COW) meeting of September 15, 2021, and formally initiated at the COW meeting of December 15, 2021.

Parallel to the repeal of the CSO, the County's UDO consultants are preparing an interim ordinance to allow for the creation of master planning districts that will provide staff, the Planning Commission, and County Council with more tools to achieve higher quality development projects and mitigate potential impacts to the community. The proposed draft ordinance is scheduled for delivery to the County in March 2022.

OUTLINE OF TEXT AMENDMENT:

The following sections of the UDO are proposed to be amended:

Section 4.4.1, Cluster Subdivision Overlay District (CSO):

The proposed text amendment will be deleted and remove the CSO District from the UDO in its entirety.

FINDINGS AND CONCLUSIONS:

The proposed text amendment has been found to be consistent with the applicable provisions of the Comprehensive Plan as required by UDO Section 9.2.15.B.3, as well as with the applicable provisions of SC Code Title VI.

STAFF RECOMMENDATION:

Staff recommends **approval** of the proposed text amendment.

ATTACHMENTS:

1. Application
2. Proposed Ordinance

STAFF CONTACT:

Robert G. Tefft, Senior Planner
rtefft@lancastersc.net



Planning Department
P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lanastercountysc.net
www.mylanastersc.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 4.4.1, Cluster Subdivision Overlay District (CSO)

Current Text See Attached

Proposed Text See Attached

Description of Need for Proposed Text The Cluster Subdivision Overlay District
is not implementing County goals for the subdivision of land and preservation
of open space.

☐ 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 N/A Email planning@lanastersc.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.

Dennis E. Marshall
Applicant

12/29/21
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 _____ 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 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.

STATE OF SOUTH CAROLINA

)

ORDINANCE NO. 2022-XXXX

COUNTY OF LANCASTER

)

)

AN ORDINANCE

**TO AMEND THE LANCASTER COUNTY UNIFIED DEVELOPMENT ORDINANCE BY
ELIMINATION OF THE CLUSTER SUBDIVISION OVERLAY DISTRICT.**

Be it ordained by the Council of Lancaster County (“Council”), South Carolina:

Section 1. Findings and Determinations.

The Council finds and determines that:

- (a) The Cluster Subdivision Overlay District (CSO) was enacted by Ordinance 2016-1442, the Lancaster County Unified Development Ordinance (UDO), with the stated intent that the CSO would serve as an alternative to traditional subdivision design, with the principal purpose to encourage open space in medium density residential districts for recreation and preservation of significant site features.
- (b) Council has determined that the CSO is not accomplishing the policy goals of Council as effectively as Council desires.
- (c) Council has directed staff to develop a new master planning zoning district that will allow design flexibility in development projects and that new zoning district is expected to be considered by County Council in spring of 2022.
- (d) Council desires to eliminate the CSO zoning district so that CSO projects are not presented to or considered by County Council during development of the new master planning district.
- (e) Council further desires to ensure previously-approved preliminary plats permitted in accordance with the CSO provisions and that remain otherwise conforming to the UDO to not be impacted by this ordinance amendment.
- (f) Lancaster County Planning Commission considered the proposed text amendment at its meeting on _____, 2022, and by a _____ vote recommended approval of the text amendment.

Section 2. Amendment of Ordinance 2016-1442

Ordinance 2016-1442 (Unified Development Ordinance), Chapter 4.4.1 Cluster Subdivision Overlay District (CSO) and all subsections thereof, is deleted and removed from the UDO in its entirety.

Section 3. Severability.

If any section, subsection or clause of this ordinance is held to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections and clauses shall not be affected.

Section 4. Conflicting Provisions.

To the extent this ordinance contains provisions that conflict with provisions contained elsewhere in the Lancaster County Code or other County ordinances, the provisions contained in this ordinance supersede all other provisions and this ordinance is controlling.

Section 5. Effective Date.

This ordinance is effective upon Third Reading.

AND IT IS SO ORDAINED

Dated this _____ day of _____, 2022.

LANCASTER COUNTY, SOUTH CAROLINA

Steve Harper, Chair, County Council

Billy Mosteller, Secretary, County Council

ATTEST:

Sherrie Simpson, Clerk to Council

First Reading: _____, 2022

Public Hearing: _____, 2022

Second Reading: _____, 2022

Third Reading: _____, 2022

Approved as to form:

John DuBose, County Attorney

Agenda Item Summary

Ordinance # / Resolution #: UDO-TA-2021-2981, Parking Requirements

Contact Person / Sponsor: Robert Tefft / Planning

Department: Planning

Date Requested to be on Agenda: 1/20/2022

Issue for Consideration:

See Staff Report.

Points to Consider:

See Staff Report.

Recommendation:

See Staff Report.

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	1/11/2022	Planning Staff Report
Ex 1: Application	12/30/2021	Exhibit
Ex 2: Text Amendment	1/4/2022	Exhibit
Ex 3: Research From Surrounding Jurisdictions	12/30/2021	Exhibit

PROPOSAL: Amend Unified Development Ordinance Section 7.2.4, Off-Street Parking and Loading Requirements, to modify minimum required parking spaces.

APPLICABLE CHAPTER(S): Chapter 7

APPLICANT: Lancaster County

PROJECT SUMMARY & PROPOSAL:

The Planning Department has noticed in its review of various recent development proposals that the minimum amount of off-street parking that would be required for certain uses appeared to be inadequate to support the demand those uses would realistically have, which would in turn result in parking spill over onto adjacent properties. Accordingly, Lancaster County is proposing to amend Chapter 7 of the Unified Development Ordinance (UDO) address these deficiencies.

OUTLINE OF TEXT AMENDMENT:

The following sections of the UDO are proposed to be amended:

Section 7.2.4.A, Parking Requirements by Use Table:

The proposed text amendment would establish specific minimum off-street parking requirements for the following uses:

Use Category	Minimum Required Auto Spaces
Personal Services	1 per 350 sf
Professional Services (Medical Services)	1 per 250 sf
Professional Services (All other)	1 per 500 sf
General Commercial	1 per 250 sf
Hospital	1 per bed, plus 1 per 300 sf of administrative floor area

Additionally, the minimum off-street parking requirement for Places of Assembly will also be modified to no longer differentiate between the use being within a residential zoning district or not, and all Places of Assembly will be calculated at the current rate of 1 per 80 square feet in the main assembly hall.

It should be noted that the minimum off-street parking requirements proposed in this text amendment were determined based upon research and analysis of various minimum off-street parking requirements for similar uses in surrounding jurisdictions, as well as others in located in both North Carolina and South Carolina. This research is provided as an attachment to this staff report.

Based on staff's findings, 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

and deletions are referenced in ~~striketrough~~ font. The proposed language is found in Attachment 2.

FINDINGS AND CONCLUSIONS:

The proposed text amendment has been found to be consistent with the applicable provisions of the Comprehensive Plan as required by UDO Section 9.2.15.B.3, as well as with the applicable provisions of SC Code Title VI.

This amendment would increase the amount of off-street parking required to be provided for future Personal Services (i.e. hair salons, nail salons), Professional Services limited to medical services (i.e. doctor/dental offices), General Commercial (i.e. retail sales), and Hospital development and expansions, but would not impact or otherwise require any existing such uses to provide additional parking.

STAFF RECOMMENDATION:

Staff recommends **approval** of the proposed text amendment.

ATTACHMENTS:

1. Application
2. Proposed Text Amendment
3. Research from Surrounding Jurisdictions

STAFF CONTACT:

Robert G. Tefft, Senior Planner
rtefft@lancastersc.net

TEXT AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

GENERAL INFORMATION

UDO Section(s) Proposed to be Amended Section 7.2.4, Off-Street Parking and Loading Requirements

Current Text See Attached

Proposed Text See Attached

Description of Need for Proposed Text Current minimum parking rates are not consistent with industry standards.

☐ 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 N/A 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.

Dennis S. Martell
Applicant

12/29/21
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 _____ 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 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.

7.2.4 OFF-STREET PARKING AND LOADING REQUIREMENTS

A. PARKING REQUIREMENTS BY USE TABLE

The following table details the required minimum and maximum (where applicable) parking ratios by major land use. All area calculations use gross leasable area (GLA). For uses not covered in this table, the parking requirements shall be those of the most similar use as determined by the Administrator, and any documentation of parking demand generation for the particular use.

Use Category	Minimum Required Auto Spaces
Residential	
Dwelling - Single Family & Two Family	1 per unit
Dwelling – Three Family & Four Family	1.5 per unit
Dwelling - Multifamily & Townhome	1.5 per unit
Dwelling - Accessory	1 space per unit
Live-Work Units	1 per 500 sf
Residential Care Facilities	1 per 2 units
All Other Residential Uses	1 per unit
Lodging – All Uses	1 per room
Office/Service	
Medical Clinic	1 per 350 sf
<u>Personal Services</u>	<u>1 per 350 sf</u>
<u>Professional Services (Medical Services)</u>	<u>1 per 250 sf</u>
<u>Professional Services (All other)</u>	<u>1 per 500 sf</u>
All Other Office/Service Uses	1 per 500 sf
Commercial/Entertainment	
Amusements (Indoor & Outdoor)	No requirement
Bar/Tavern/Brewpub	1 per 50 sf of indoor seating area
	1 per 400 sf of brewing area
	1 per 3 occupants of outdoor seating area, dance floor, standing room only food/beverage areas, etc. (per occupant load)
<u>General Commercial</u>	<u>1 per 250 sf</u>
Restaurant	1 per 75 sf of indoor seating area
	1 per 3 occupants of outdoor seating area, dance floor, standing room only food/beverage areas, etc. (per occupant load)
Theater (Indoor & Outdoor)	1 per 80 sf in auditorium
All Other Commercial/Entertainment Uses	1 per 400 sf
Civic	
Places of Assembly (Residential Districts)	No requirement
Places of Assembly (All Other Districts)	1 per 80 sf in main assembly hall
Private Recreational Facility	1 per 250 sf
All Other Civic Uses	1 per 500 sf
Educational/Institutional	

Child/Adult Day Care Centers (6 or more persons)	1 per 500 sf
<u>Hospital</u>	<u>1 per bed, plus 1 per 300 sf of administrative floor area</u>
All Other Educational/Institutional Uses	1 per 1000 sf
Automotive	
Vehicle Services – Minor Maintenance/Repair	1 per gas pump and repair bay
Vehicle Services – Major Repair/Body Work	2 per repair bay
All Other Automotive Uses	1 per 400 sf of office space
Industrial/Wholesale/Storage – All Uses	No requirement
Agricultural – All Uses	No requirement
Infrastructure – All Uses	No requirement

	RETAIL SALES OR SERVICES		PERSONAL SERVICES		HOSPITAL			MEDICAL SERVICES	
	<i>Minimum</i>	<i>Equalized SF @ 1 per</i>	<i>Minimum</i>	<i>Equalized SF @ 1 per</i>	<i>Minimum</i>	<i>Equalized @ per bed</i>	<i>Equalized SF @ 1 per</i>	<i>Minimum</i>	<i>Equalized SF @ 1 per</i>
Lancaster County, SC	1 per 400 sf	400	1 per 500 sf	500	1 per 1,000 sf		1000	1 per 350 sf	350
Cabarrus County, NC	1 per 300 sf	300	1 per 300 sf	300	1 per 300 sf		300	1 per 1,000 sf	1000
Charleston, SC (peninsula)	1 per 400 sf	400	1 per 400 sf	400	1 per 2 beds	0.5		1 per emp, plus 1.5 per op room	
Charleston, SC (all other)	1 per 200 sf	200	1 per 200 sf	200					
	1 per 500 sf	500	1 per 500 sf	500	Cumulative based upon uses within Medical Campus			1 per 500 sf	500
Charlotte, NC	1 per 750 sf	750	1 per 750 sf	750				1 per 750 sf	750
Columbia, SC	See Sheet 2	402.01	See Sheet 2	396	1 per 300 sf		300	5 per 1,000 sf	200
Concord, NC	1 per 300 sf	300	See Sheet 2	350	1 per 400 sf		400	1 per 300 sf	300
Fort Mill, SC	See Sheet 2	313.73	N/A		N/A			4.5 per 1,000 sf	222
Greenville, SC	1 per 500 sf	500	1 per 500 sf	500	1 per 400 sf		400	1 per 600 sf	600
Greenville County, SC	3 per 1,000 sf	333	N/A		1 per bed	1		3 per exam rm	
Indian Trail, NC	4 per 1,000 sf	250	4 per 1,000 sf	250	2 per bed	2		4 per 1,000 sf	250
Kershaw County, SC	1 per 350 sf	350	1 per 350 sf	350	1 per bed	1		1 per 200 sf	200
Matthews, NC	1 per 200 sf	200	1 per 300 sf	300	1 per bed	1		1 per 200 sf	200
Matthews, NC (HUC, SRN, C-MF, MUD, TS, and ENT)	1 per 400 sf	400	1 per 400 sf	400	N/A			1 per 300 sf	300
Mecklenburg County, NC	1 per 250 sf	250	1 per 250 sf	250	1.2 per bed	1.2		1 per 200 sf	200
Mount Pleasant, SC	1 per 300 sf	300	1 per 300 sf	300	1 per room			1 per 300 sf	300
Richland County, SC	1 per 250 sf	250	N/A		1 per 4 beds	0.25		1 per 375 sf	375
Rock Hill, SC	1 per 250 sf	250	1 per 200 sf	200	2 per bed, plus 1 per 300 sf	2	300	1 per 250 sf	250
Union County, NC	1 per 400 sf	400	1 per 400 sf	400	1 per bed, plus 1 per 300 sf	1	300	1 per 300 sf	300
York County, SC	Grocery/Conv: 1/150 sf	150	1 per 250 sf	250	1 per bed, plus 1 per 300 sf	1	300	1 per 300 sf	300
	All other: 1/250 sf	250							
<i>Average All Researched</i>		336		359		1.10	329		367
<i>Average Unique Values</i>		359		393		0.94	350		466
<i>Median All Researched</i>		300		350		1.00	300		300
<i>Median Unique Values</i>		333		350		0.75	350		375

	Personal Services Uses			Retail Sales Uses		
		Minimum per 1,000 sf	Minimum @ 1 per		Minimum per 1,000 sf	Minimum @ 1 per
Columbia, SC	Bank, Retail	3		Building Supplies and Equipment Store	1.7	
	Beauty Salon or Barbershop	2.5		Consumer Goods Establishment	3	
	Body Piercing Facilities or Tattoo Establishment	2.5		Convenience Store	3	
	Dry Cleaning Pick-Up	1.7		Farmers' Market	1	
	Laundry, Coin-Operated	2.5		Fuel Sales (bulk)	1.7	
	Nail Salon	2.5		Grocery Store	3	
	Non-Depository Personal Credit Institution	3		Liquor Store	3.5	
	Repair of Personal Goods	2.5		Pawn Shop	3	
	AVERAGE	2.53	396.04	AVERAGE	2.49	402.01
Fort Mill, SC				General Retail (not in shopping center)	3.5	
				Grocery (freestanding)	5	
				Shopping Centers	4	
				Convenience Store	0.25	
	AVERAGE			AVERAGE	3.19	313.73
Concord, NC	Personal Services (Dry Cleaners, etc.)		500			
	Personal Care Services (Hair, Skin, etc.)		200			
	AVERAGE		350.00			

Agenda Item Summary

Ordinance # / Resolution #: Comprehensive Plan Update

Contact Person / Sponsor: A. Davis

Department: Planning

Date Requested to be on Agenda: 1/20/2022

Issue for Consideration:

Points to Consider:

Recommendation:

Agenda Item Summary

Ordinance # / Resolution #: UDO Update
Contact Person / Sponsor: R. Tefft
Department: Planning
Date Requested to be on Agenda: 1/20/2022

Issue for Consideration:

Points to Consider:

Recommendation: