



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
January 20, 2022* 6:00 p.m.

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

Commissioners Present:

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

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

Staff Present:

Rox Burhans	Ashley Davis	Robert Tefft
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[Rox Burhans acted as Clerk in the absence of Jennifer Bryan.]

*Due to delay in publication of the Notice of Public Hearing because of New Year's Day holiday, the January meeting was rescheduled from Tuesday, January 18, 2022 to Thursday, January 20, 2022. Notice of the change was published in the Lancaster News and posted in the lobby of the Administration Building, and news media was notified on 12/21/2021.

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 Amend Agenda, Item 5c. UDO-TA-2021-2980 Cluster Subdivision Overlay withdrawn. Motion by J. Barnett; 2nd by S. Hinson.

Called vote on Amendment: 6:0. **Amendment approved unanimously.**

Chairman Deese called for a motion to approve the Agenda as amended.

Motion to Approve by S. Hinson; 2nd by J. Barnett.

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

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

Chairman Deese opened the floor to comments from the public. None signed in.

4. **APPROVE MINUTES**

a. **December 21, 2021 Regular Meeting**

b. **January 6, 2022 Workshop Minutes.**

Chairman Deese called for a motion to approve December 21, 2021 Regular Minutes and January 6, 2022 Workshop Minutes as written. Motion to Approve minutes as written by S. Hinson; 2nd by B. Levine.

Called vote: 5-0. **Motion is approved.** Commissioner Patterson abstained as absent from 1/6/2022 Workshop Meeting.

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).

Staff Presentation: Ashley Davis, Senior Planner, presented the applications consistent with the staff report. Notices and Staff Reports utilized one map with both locations represented, but presentations will be made separately.

[See attachment **revised Conditional Use Plan for Monte Carlo Garage Suites**]

Staff Recommendations: Conditional Approval, pending addressing all outstanding TRC and Evolve comments.

Questions to staff: **B. Levine** asked if the items in the "Not Approved" letter included in the staff report had been addressed; **Davis** confirmed that all items had been addressed on the revised Plan.

Comment from applicant(s): not present.

Questions from Commissioners: **A. Patterson** asked about outdoor vehicle storage pursuant to UDO 5.8.6. who would be responsible for enforcing after approval; **Davis** responded that for the Business Center, the required buffering must be in place at final inspection to receive the CO; policing/code enforcement is currently done on a complaint-based system via Code Enforcement officers in the Zoning Department.

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

Juan Diaz (Longbrook Rd, Indian Land): brought photos and information regarding existing violations on subject property. [See attachment **JUAN DIAZ INFORMATION** (10 pages)]. Asked that County staff conduct an inspection before any decision is made on the proposed project.

Chairman Deese closed Public hearing and called for a motion on item 5a, **CU-2021-0942 Monte Carlo Garage Suites**.

B. Levine asked whether the Conditional Use permit would require that applicant increase buffering on subject property, and whether staff would have to inspect to see compliance on such new buffering. **Davis** responded that there was no required change with regard to the Conditional Use request on the already-built project (Garage Suites), but staff could request that Zoning Department Code Enforcement go and inspect the property, if Commission wants a deferral of the proposal.

S. Hinson asked if anyone checks to see that the buffering requirement is in compliance; **Davis** responded that an inspection is done to see that plantings are in place before CO is issued, not necessarily any follow-up unless there is a complaint.

Chairman Deese stated that the complaint by Mr. Diaz concerns a site other than the subject parcel. **S. Hinson** noted that it was the same owners/developers.

T. Neely stated that she would not be comfortable voting for the proposal if applicants were non-compliant with requirements.

Chairman Deese intervened and requested a motion before discussion continued.

B. Levine made a Motion to Defer the item for 30 days to the February meeting; 2nd by **S. Hinson**.

Chairman Deese called for a vote on the deferral; point of order was discussed whether discussion was required before voting on a deferral.

S. Hinson and B. Levine withdrew motion.

Applicant arrived and was called to floor by Chairman Deese.

Brad Bowman (applicant/owner): building was completed 3 years ago; he had not heard of the complaints aired tonight. Previously addressed a complaint about lighting on the property beyond what was required by code. Presently dealing with some landscaping replanting; have never received any complaints about landscape plantings or buffering. Conditional Use application was needed because at time project was first submitted, B-3 zoning allowed the use, but zoning changed before building was finished and occupied, and the use was not grandfathered.

Chairman Deese called for a motion on item 5a, **CU-2021-0942 Monte Carlo Garage Suites**. Motion to Defer by **B. Levine**, 2nd by **S. Hinson**.

Discussion: **B. Levine** asked that County staff review buffer at site for compliance. **T. Neely** asked that compliance regarding lighting issues described by Mr. Diaz also be inspected. **Chairman Deese** noted that the code applicable when this project was initially approved was the 1998 UDO. **S. Hinson** asked for clarification of process when a project is approved and code subsequently changes, regarding the B-3 zoning use provisions.

Called vote: 6:0. **Motion to defer to February 15 2022 meeting is unanimously approved.**

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).

Staff Presentation: Ashley Davis, Senior Planner, presented the application consistent with the staff report. This project is subject to current code, not 1998 code. Revised plan submitted [See attachment **Revised Conditional Use Plan for Monte Carlo Business Center**]. TRC comments were addressed in this plan.

Staff Recommendations: Conditional Approval, subject to addressing any outstanding TRC/Evolve comments within 60 days.

Questions to staff: **B. Levine**, regarding Type C buffer referenced on revised plan, noted discrepancy in fence height between two locations on plan. **Davis** clarified the requirements for different widths of Type C buffers. **A. Patterson** asked if the proposed buffer is sufficient; **Davis** responded that it meets code requirements, noted that topography of site presents challenges.

Comment from applicant(s):

Brad Bowman: agrees this project is subject to current code, and will comply with all requirements. Agrees topography on this site is challenging with regard to buffering neighboring residential areas.

Questions from Commissioners: none.

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

Chairman Deese closed Public hearing and called for a motion on item 5b: **CU-2021-2844 Monte Carlo Business Center.**

Motion to Approve subject to resolution of all outstanding TRC/Evolve comments within 60 days, by **J. Barnett**. **No second; Motion fails.**

Discussion of point of order, whether another motion can be made, or whether item goes to Council with recommendation for denial. [**POINT OF ORDER IS RE-ADDRESSED BELOW AFTER new Business item 6a.**]

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. APPLICANT HAS WITHDRAWN REQUEST.~~

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, presented the applications consistent with the staff report. Revision specifically addresses Personal Services uses (particularly offices and medical facilities) Hospitals, and Places of Assembly. Notes that data on Mecklenburg County has been added to research in Staff Report since the information was first shared at Workshop meeting.

Staff Recommendations: Approval.

Questions to staff: **B. Levine** asked for clarification about Hospital parking calculations.

Chairman Deese thanked staff for their work on the UDO update and interim measures.

J. Barnett concurred. **A. Patterson** asked how the staff addressed projects with multiple overlapping uses. **Tefft** responded that square footage calculations for all uses were taken into consideration to determine best application of code requirements.

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

Chairman Deese closed Public hearing and called for a motion on item 5d: **UDO-TA-2021-2981 Parking Requirements.**

Motion to approve by A. Patterson; 2nd by S. Hinson.

Discussion: **Chairman Deese** again thanked staff for their work on UDO; but in general disapproves of bringing text amendments to Commission while UDO update is in progress.

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

A.Patterson: For

T. Neely: For

J. Barnett: For

S. Hinson: For

B. Levine: For

C. Deese: Against

Chairman Deese stated the item will go to County Council for consideration.

6. NEW BUSINESS

- a. Overview of Next Month's Agenda: Two Rezoning applications: Charlotte Highway Active Living (LDR to GB/HCO) and Jon Hardy/North of 9 (LDR to MDR), as well as deferral from tonight's meeting.

NOTE: Attorney John Dubose addressed the Chair to clarify previous point of order concerning **CU-2021-2844 Monte Carlo Business Center,** Procedure allows for introduction of another motion on the same topic.

B. Levine notes that the applicant has already left; makes **Motion to Defer item b** to next month's meeting (February 15, 2022.) 2nd by **S. Hinson.**

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

A.Patterson: For

T. Neely: For

J. Barnett: For

S. Hinson: For

B. Levine: For

C. Deese: For

Chairman Deese stated that staff will notify applicant of deferred status.

Return to item 6. New Business:

b. Other:

(1). **Comprehensive Plan Update:** Ashley Davis: First stakeholder meeting has been held; consultants made a presentation at the last Committee of the Whole Council Meeting. Benchmark is lead consultant handling the overall Plan; Kimley-Horn is handling transportation and stormwater engineering; Greenfield is handling economic development, agriculture, and natural resource extraction; White and Smith is handling regulatory issues and alignment with new UDO. Process is overseen by a Steering Committee with 3 subcommittees addressing issues particular to their respective geographical divisions of the County. Two-year process parallel to the UDO. Presently conducting Baseline review; next is key topic exploration; then the 3 area plans; combining into full Plan; then the administrative process of adopting the new plan. Website will go live soon, and distribute Community Survey.

(2). **UDO Update:** Robert Tefft: Have received rough outline of Interim Ordinance and master plan process; meeting with consultants next week to review. Will present a draft of Interim Ordinance to Commission in April, along with amendments to remove Cluster Subdivision Overlay and MX District from ordinance. Once those measures are in place, staff and consultants will return to the overall UDO rewrite.

7. **ADJOURN**

Motion to adjourn by J. Barnett; 2nd by S. Hinson. Approved by unanimous consent. Meeting was adjourned at 7:08 pm.



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 3: CITIZEN'S COMMENTS

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



Council Chambers
101 N. Main Street, Lancaster South Carolina
Thursday, January 20, 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.

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PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5a: CU-2019-0942 Monte Carlo Garage Suites

Application by Garage Investors-I, LLC for a Conditional Use permit to allow Minor Maintenance and Repair at 8461 Possum Hollow Road (TM# 0010G-0A-106.00 & 0010G-0A-108.00).



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PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5b: CU-2021-2844 Monte Carlo Business Center

Application by Garage Investors-I, LLC for a Conditional Use permit to allow Minor Maintenance and Repair at 8461 Possum Hollow Road (portion of TM# 0010-00-037.04).



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PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5d: 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.

A blue ink handwritten signature, appearing to be "D. [unclear]", is written over the address information.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Thursday, January 20, 2021

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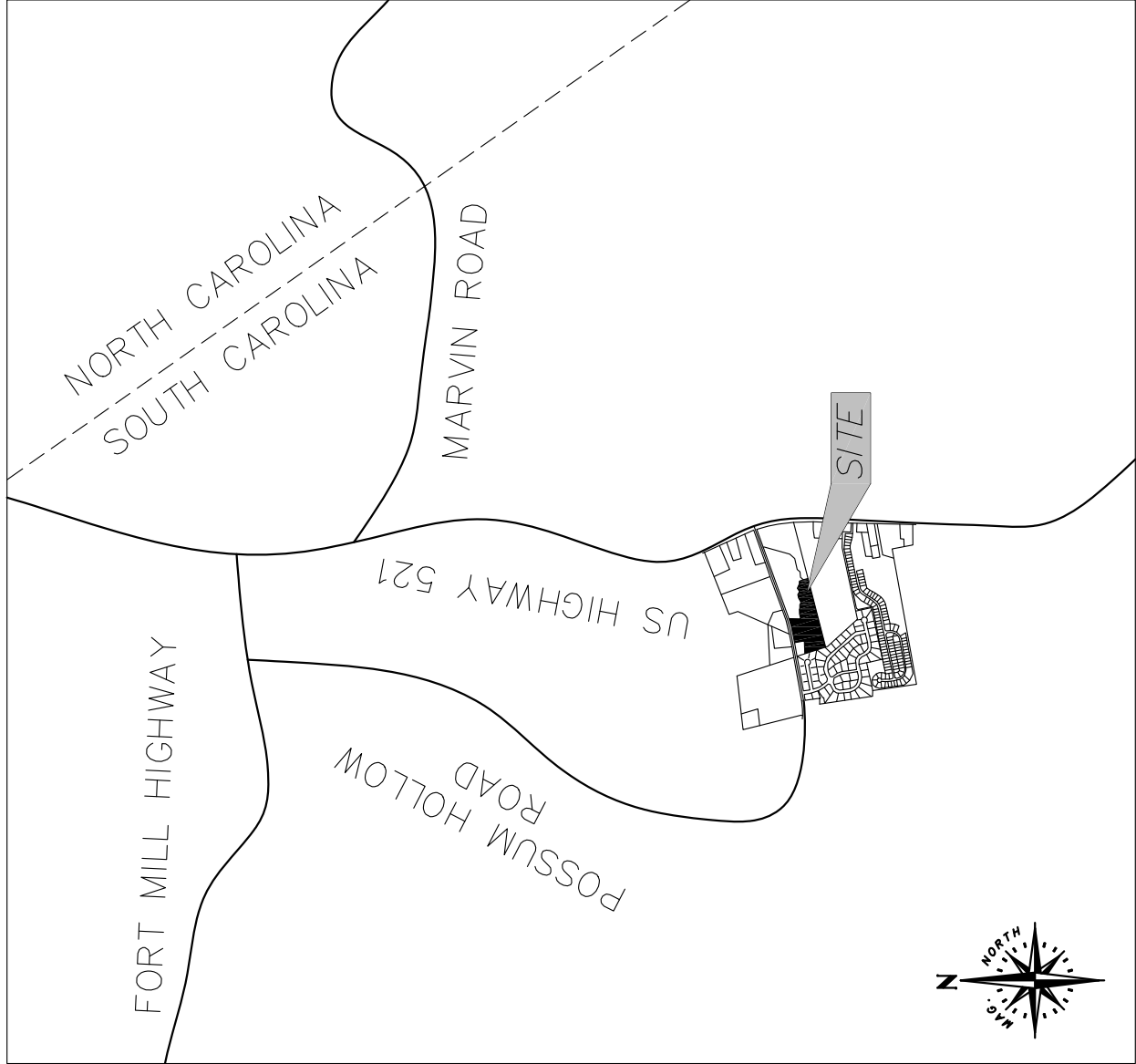
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Monte Carlo Garage Suites Building 'A' (Tract 'B')

Possum Hollow Road

Lancaster SC

RONALD LEE HARRIS, TRUSTEE
ROBERTA HARRIS, TRUSTEE
OWNERS
ZONED MDR
2.7 AC SINGLE FAMILY



VICINITY MAP

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 UNITS A108/110 AND A106
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 PER 400 SF OF OFFICE SERVICE BAY OFFICE = 6 SPACES REQ'D TOTAL REQ'D = 17 SPACES TOTAL PROVIDED = 21 SPACES
TOTAL DISTURBED ACREAGE	N/A
IMPERVIOUS ACREAGE	0.54 ACRES
% IMPERVIOUS	54%
OPEN SPACE	46%

- 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



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5	N 72°21'11" E	97.15'
6	N 73°04'49" E	31.57'
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LINE TABLE 3		
id	Bearing	Distance
1	N 76°37'28" E	650.55'
2	N 77°56'54" E	72.53'
3	N 72°21'11" E	32.66'
4	N 75°56'55" E	68' R/W
5	N 72°21'11" E	97.15'
6	N 73°04'49" E	31.57'
7	S 2°4'15" W	26.80'
8	S 28°35'00" W	133.59'
9	S 4°04'24" E	133.83'
10	S 33°2'06" E	53.06'
11	S 33°2'06" E	33.2'
12	S 33°2'06" E	33.2'
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The developer cut every single tree on the border of the property. Didn't leave a tree to provide screening.

This is how it was before. This is the forest they will destroy.



They left no trees at all

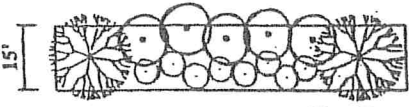
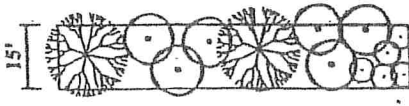
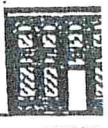
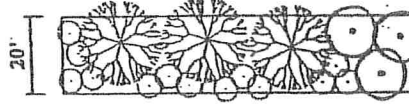
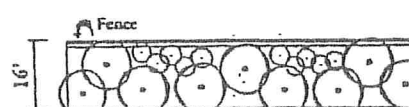
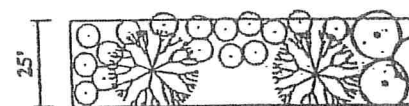
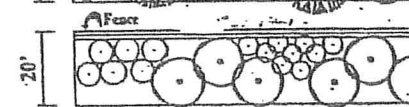
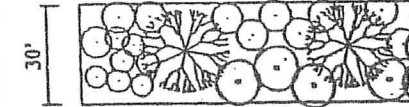
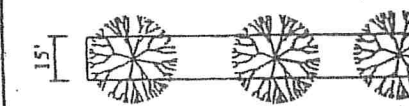
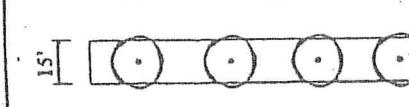
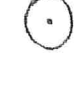
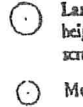
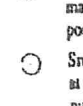
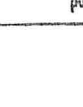
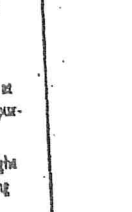


Table 12-2

UNIFIED DEVELOPMENT ORDINANCE of LANCASTER COUNTY

LANCASTER COUNTY

Buffer Yard Requirements

PLANTING YARD TYPE *	REQUIREMENTS **	TYPICAL PLAN VIEWS - 100-FOOT SEGMENTS	TYPICAL ADJACENT LAND USES
1	Minimum width 15 feet Required trees Shade 1/75 linear ft Ornamental 1/100 linear ft Points/linear foot 0.7	 2 shade trees @ 12 pts. ea. 5 ornamental trees @ 6 pts. ea. 8 medium shrubs @ 2 pts. ea. = 78 pts.  2 shade trees @ 12 pts. ea. 6 ornamental trees @ 6 pts. ea. 5 medium shrubs @ 2 pts. ea. = 78 pts.	EXISTING PROPOSED    RESIDENTIAL OFFICE
2	Minimum width 20 feet Required trees Shade 1/50 linear ft Ornamental 1/100 linear ft Points/linear foot 0.8* *Minimum width and points of Yards 2-4 may be reduced by 20% with inclusion of 6-foot fence or plant screen **With overhead utility line, ornamental trees may be substituted for shade trees	 3 shade trees @ 12 pts. ea. 3 ornamental trees @ 6 pts. ea. 13 medium shrubs @ 2 pts. ea. = 88 pts.  9 ornamental trees @ 6 pts. ea. 10 small shrubs @ 1 pts. ea. = 64 pts.	EXISTING PROPOSED    MULTI-FAMILY RESIDENTIAL RETAIL TRADE BUSINESS
3	Minimum width 25 feet * Required trees Shade 1/50 linear ft Ornamental 1/75 linear ft Points/linear foot 0.9* *Minimum width and points of Yards 2-4 may be reduced by 20% with inclusion of 6-foot fence or plant screen **With overhead utility line, ornamental trees may be substituted for shade trees	 2 shade trees @ 12 pts. ea. 3 ornamental trees @ 6 pts. ea. 16 small shrubs @ 3 pts. ea. = 90 pts.  6 ornamental trees @ 6 pts. ea. 6 large shrubs @ 3 pts. ea. 9 medium shrubs @ 2 pts. ea. = 72 pts.	EXISTING PROPOSED    RESIDENTIAL RETAIL TRADE BUSINESS
4	Minimum width 30 feet * Required trees Shade 1/50 linear ft Ornamental 1/50 linear ft Points/linear foot 1.0 *Minimum width and points of Yards 2-4 may be reduced by 20% with inclusion of 6-foot fence or plant screen	 2 shade trees @ 12 pts. ea. 6 ornamental trees @ 6 pts. ea. 11 large shrubs @ 3 pts. ea. 7 small shrubs @ 1 pt. ea. = 100 pts.  2 shade trees @ 12 pts. ea. 3 ornamental trees @ 6 pts. ea. 13 large shrubs @ 3 pts. ea. = 81 pts.	EXISTING PROPOSED    RESIDENTIAL INDUSTRIAL
STREET YARD KEY	Minimum width 15 feet Required trees Shade 1/50 linear ft OR Ornamental 1/25 linear ft	 3 shade trees  4 ornamental trees	   RESIDENTIAL
	 Shade Tree: A large tree growing to over 40' in height at maturity, usually deciduous, that is planted to provide canopy cover shade. (12 points/shade tree)  Ornamental Tree: A small to medium tree, growing 15' to 40' in height at maturity, that is planted for aesthetic purposes such as colorful flowers, interesting bark, or fall foliage. (6 points/ornamental tree)	 Large Shrub: An upright plant growing 10' to 20' in height at maturity that is planted for ornamental or screening purposes. (3 points/large shrub)  Medium Shrub: A plant growing 5' to 10' in height at maturity that is planted for ornamental or screening purposes. (2 points/medium shrub)  Small Shrub: A plant growing to less than 5' in height at maturity that is planted for ornamental or screening purposes. (1 point/small shrub)	

The rules for the buffer were clear on the 1998 UDO used to approve this project.

2. Screening can lessen the visual pollution that may otherwise occur within a developed area. Even minimal screening can provide an impression of separation of spaces, and more extensive screening can shield entirely one use from the visual assault of an adjacent use.
3. Screening can establish a greater sense of privacy from visual or physical intrusion with the degree of privacy varying with the intensity of the screening.
4. The provisions of this Chapter are necessary to safeguard the public health, safety, and welfare.

Section 12.2.2 General Screening Standards.

Every development shall provide sufficient screening so that:

1. Neighboring properties are shielded from any adverse external effects of that development.
2. The development is shielded from the negative impacts of adjacent uses such as streets or railroads.

Section 12.2.3 Applicability.

The provisions of this ordinance shall apply to all uses other than single-family and two-family residential uses.

Section 12.3 Location of Bufferyards.

Bufferyards shall be located on the outer perimeter of a lot or parcel, extending to the lot or parcel boundary line. Bufferyards shall not be located on any portion of an existing public or private street or right-of-way; however, they may occupy part or all of any required front, side, or rear yard setback. Where required, bufferyards and/or bufferyard structures shall be developed as an integral part of the proposed use. (See Figure 12.1.3)

Section 12.4 Minimum Plant Size. (Ord. #707, 1/9/06)

Plants shall be sufficiently sized to insure buffering and screening at the time of installation. Where the Bufferyard Illustrations indicate a mass or line of plants paralleling the length of the property line, the plant materials shall be sufficiently sized to insure obscurity at the time of installation. However, seedling plants shall be used where berms or structures are required as part of the bufferyard. The following table shall serve as a guide for determining minimum plant size:—

Plant Materials Type	Planting in Bufferyards Abutting Structures, Fences, and Berms
Large trees	2.0 inch caliper
Ornamental trees	2.0 inch caliper
Shrub - deciduous or evergreen	3 gallon container

The buffer didn't provide any screening. Trees didn't have size then to provide separation.



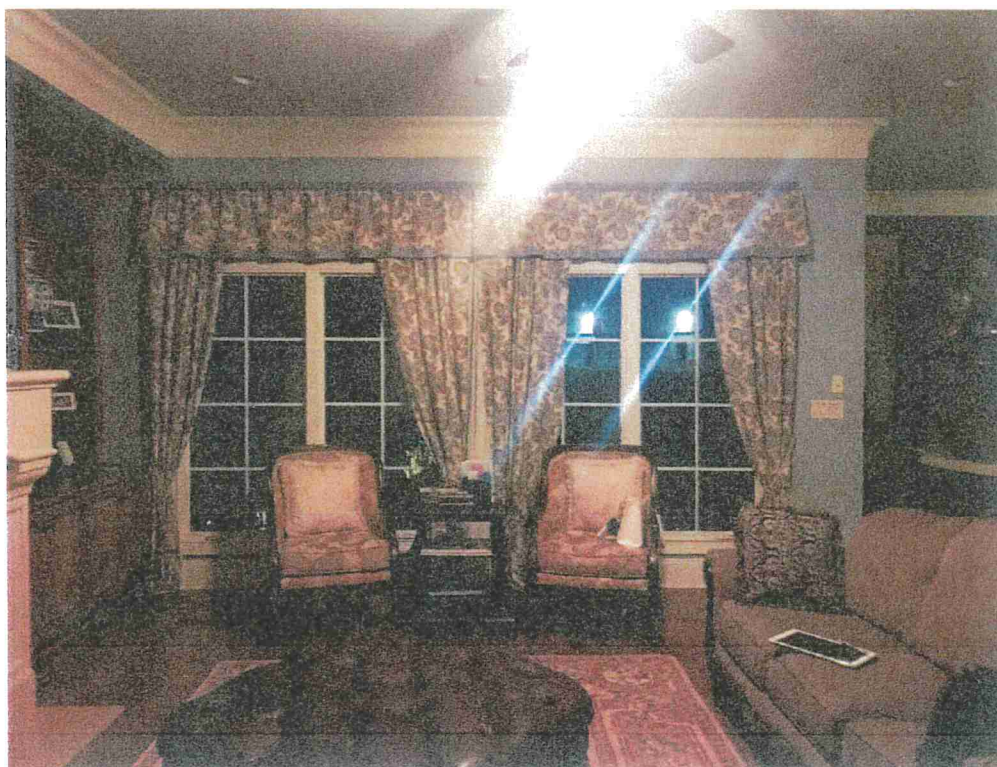
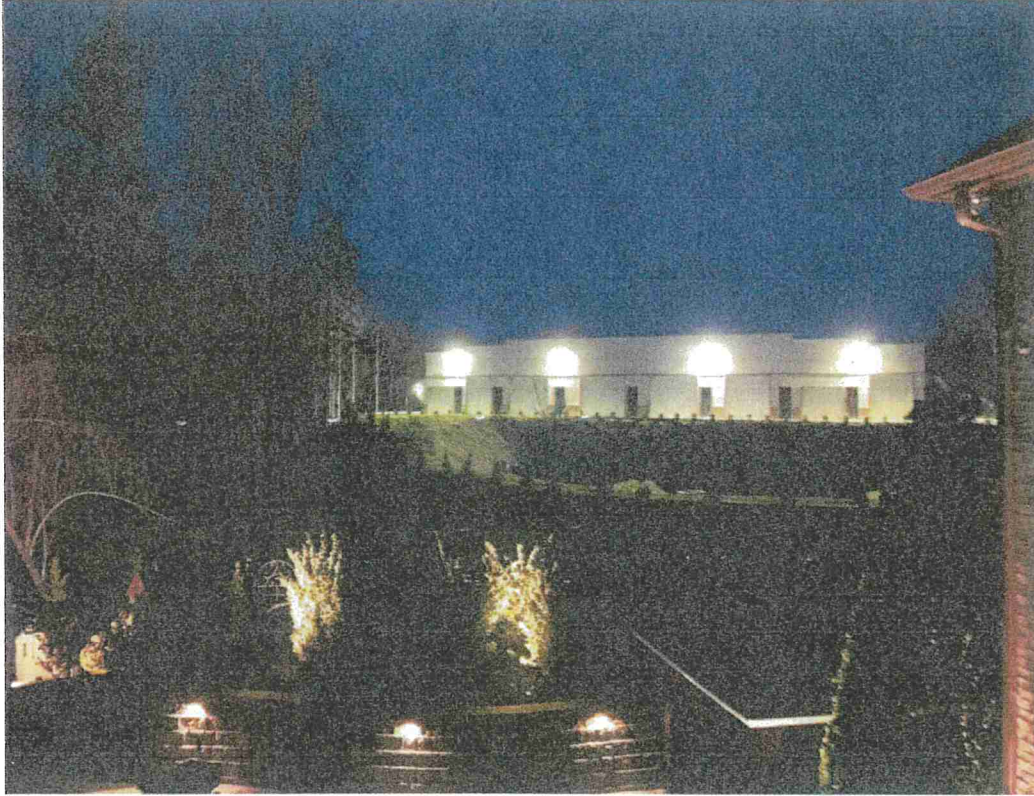


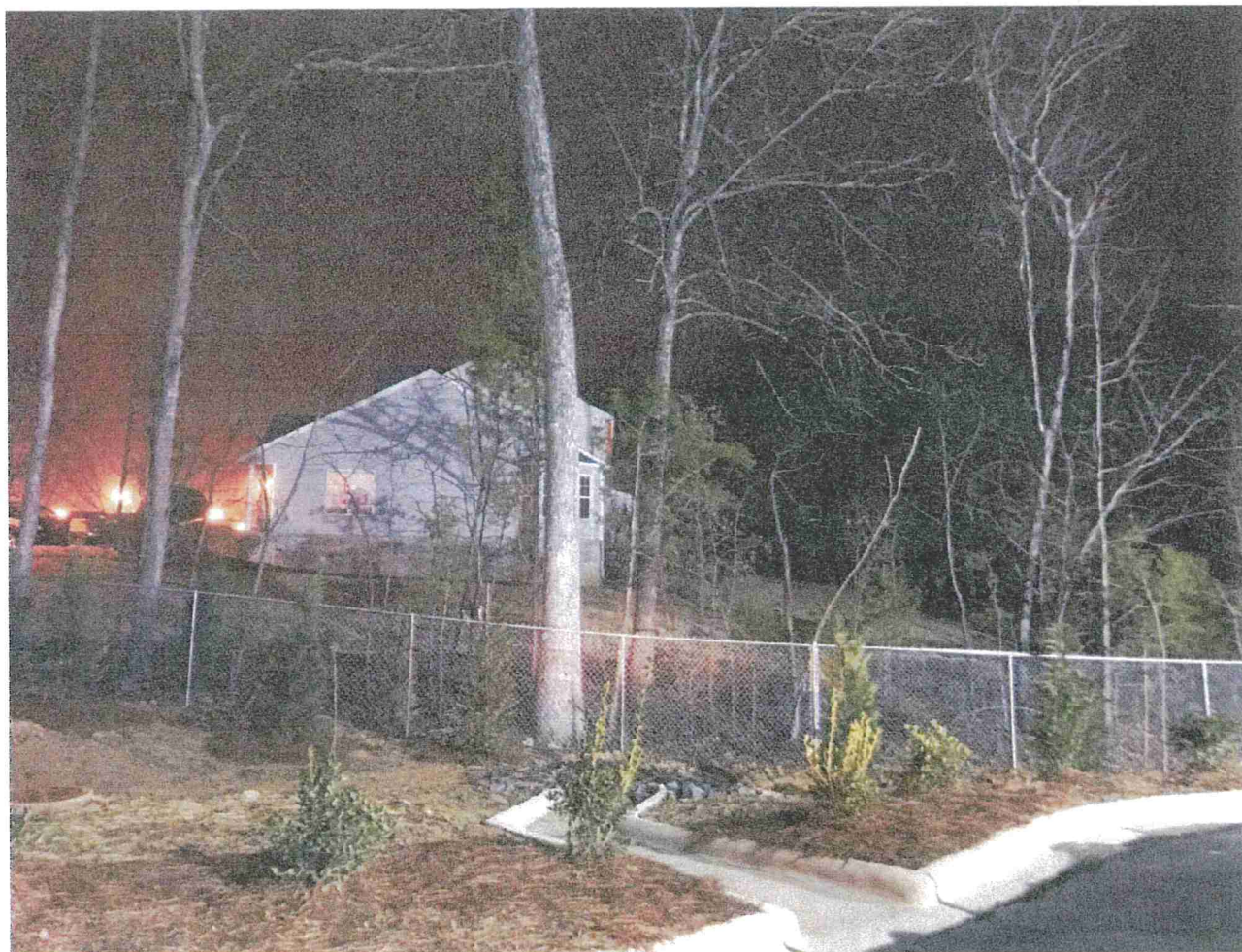
Caliper and Height of Big trees didn't meet the requirements



Bush Size were absurd small

Light Trespassing was huge. Some cover was added to the lighting then, but still the lights are trespassing. No mitigation was done towards the community of Hanover. At all.





How Light trespassing is affecting other houses

TODAY

Bushes supposedly meant to provide screening are kept too small.



Dead Trees were never replaced



Big trees are abandoned. Weed have been always preventing them from growing

No maintenance at all is being doing to them.



Section 12.7 Required Maintenance.

The maintenance of all required bufferyards shall be the responsibility of the property owner. All bufferyards shall be properly maintained so as to insure continued buffering. Failure to do so is a violation of this ordinance and shall be remedied in the manner prescribed for other violations.

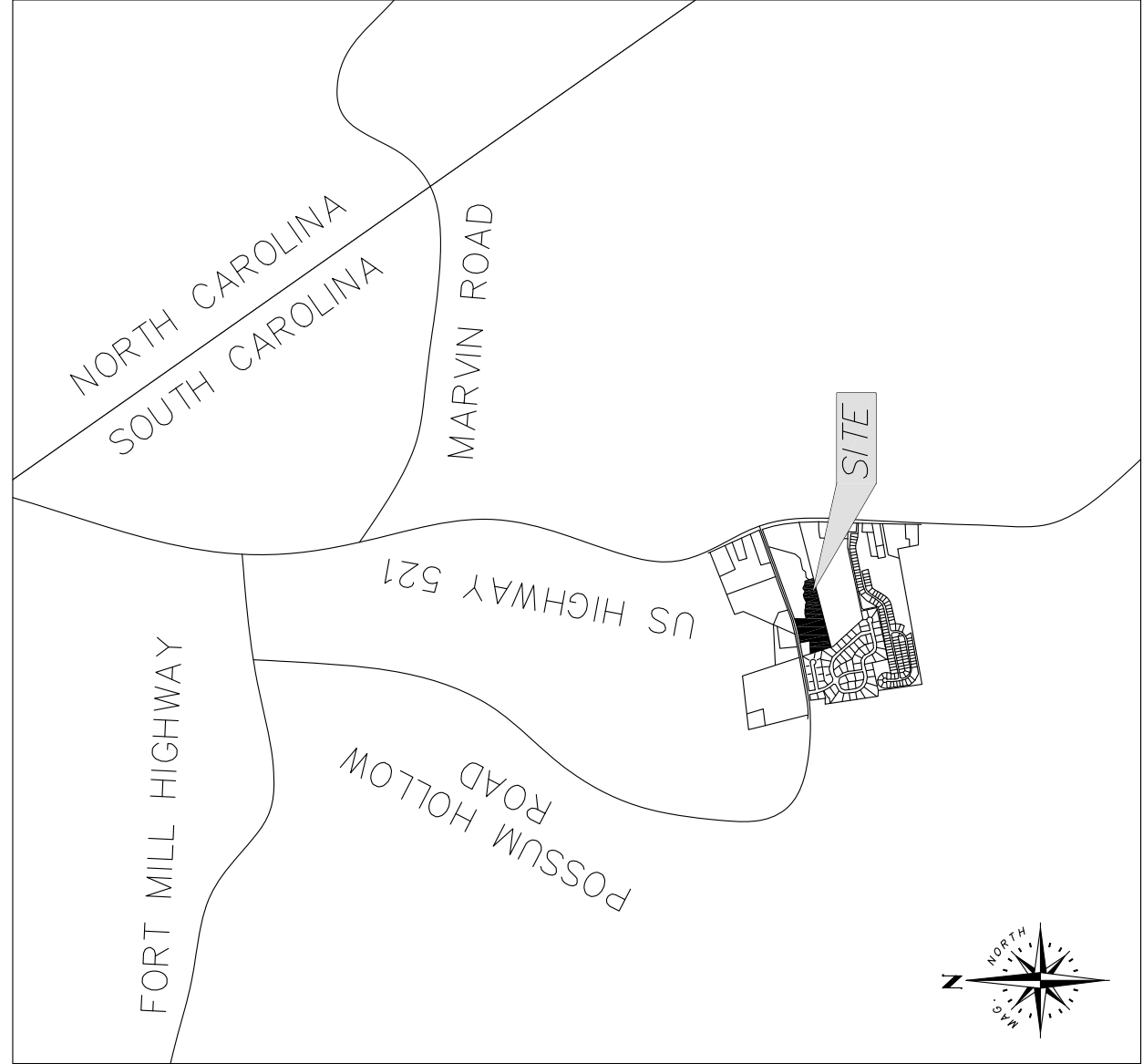
Section 12.8 Installation of Bufferyard.

Any required bufferyard shall be required to be installed at the time of construction so long as this is within the usual growing period for the area. If the time of planting occurs in the non-growing period of the year, e.g., April through October, the bufferyard shall be installed during the next growing season, i.e., November through March. If this occurs, a performance bond shall be provided to the governing body in the amount equal to at least 125 percent of the cost of the required landscaping.

If Well Maintained and promoted they trees should be as tall as the trees on my side. They were planted at the same time, and on a ground at least 6 feet lower.



Today still No privacy or light trespassing blocking or any of the intentions of a type 3 buffer is achieved.



Monte Carlo Business Center

Possum Hollow Road

Lancaster SC

PROJECT NAME	MONTÉ CARLO BUSINESS CENTER
PROPERTY LOCATION	POSSUM HOLLOW ROAD, INDIAN LAND
PARCEL NUMBER	0010-00-037.04
ZONING DISTRICT	CURRENT ZONING 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	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	SEE ARCHITECT PLAN
BUILDING CONSTRUCTION TYPE	25'
BUILDING HEIGHT	8383 SF BLDG . 20 BAYS =20 SPACES 2794 SF COMMERCIAL - 1 PER 400 SF REQ'D SPACES REQ'D
PARKING REQUIRED	28 STANDARD SPACES . 2 HG SPACES
PARKING PROVIDED	1.10 AC
TOTAL DISTURBED ACREAGE	0.75 AC
% IMPERVIOUS	0.75 AC / 2.10 AC = 36%
OPEN SPACE	1.53 AC / 2.10 AC = 64%

NOTES:

1. 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 AWAITING WORK OR PICK-UP SHALL BE LOCATED CLOSER THAN 5 FEET TO ANY ADJOINING PROPERTY LINE. WITHIN A REQUIRED LANDSCAPE BUFFER TO ANY ADJOINING PROPERTY LINE. NO OUTSIDE STORAGE OF JUNK VEHICLES OR PARTS SHALL BE PERMITTED UNLESS A PERMIT FOR AN OUTDOOR STORAGE YARD IS ALSO OBTAINED 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.
2. ALL REPAIR WORK SHALL BE CONDUCTED ENTIRELY WITHIN AN ENCLOSED STRUCTURE.

LINE TABLE		
Id	Bearing	Distance
1	N 17°00'37" W	27.85
2	N 17°00'37" W	16.24
3	N 17°00'37" W	16.24
4	N 17°00'37" W	16.24
5	N 17°00'37" W	16.24
6	N 17°00'37" W	16.24
7	N 17°00'37" W	16.24
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86	N 17°00'37" W	16.24
87	N 17°00'37" W	16.24
88	N 17°00'37" W	16.24
89	N 17°00'37" W	16.24
90	N 17°00'37" W	16.24
91	N 17°00'37" W	16.24
92	N 17°00'37" W	16.24
93	N 17°00'37" W	16.24
94	N 17°00'37" W	16.24
95	N 17°00'37" W	16.24
96	N 17°00'37" W	16.24
97	N 17°00'37" W	16.24
98	N 17°00'37" W	16.24
99	N 17°00'37" W	16.24
100	N 17°00'37" W	16.24

LINE TABLE 2		
Id	Bearing	Distance
1	N 17°00'37" W	27.85
2	N 17°00'37" W	16.24
3	N 17°00'37" W	16.24
4	N 17°00'37" W	16.24
5	N 17°00'37" W	16.24
6	N 17°00'37" W	16.24
7	N 17°00'37" W	16.24
8	N 17°00'37" W	16.24
9	N 17°00'37" W	16.24
10	N 17°00'37" W	16.24
11	N 17°00'37" W	16.24
12	N 17°00'37" W	16.24
13	N 17°00'37" W	16.24
14	N 17°00'37" W	16.24
15	N 17°00'37" W	16.24
16	N 17°00'37" W	16.24
17	N 17°00'37" W	16.24
18	N 17°00'37" W	16.24
19	N 17°00'37" W	16.24
20	N 17°00'37" W	16.24
21	N 17°00'37" W	16.24
22	N 17°00'37" W	16.24
23	N 17°00'37" W	16.24
24	N 17°00'37" W	16.24
25	N 17°00'37" W	16.24
26	N 17°00'37" W	16.24
27	N 17°00'37" W	16.24
28	N 17°00'37" W	16.24
29	N 17°00'37" W	16.24
30	N 17°00'37" W	16.24
31	N 17°00'37" W	16.24
32	N 17°00'37" W	16.24
33	N 17°00'37" W	16.24
34	N 17°00'37" W	16.24
35	N 17°00'37" W	16.24
36	N 17°00'37" W	16.24
37	N 17°00'37" W	16.24
38	N 17°00'37" W	16.24
39	N 17°00'37" W	16.24
40	N 17°00'37" W	16.24
41	N 17°00'37" W	16.24
42	N 17°00'37" W	16.24
43	N 17°00'37" W	16.24
44	N 17°00'37" W	16.24
45	N 17°00'37" W	16.24
46	N 17°00'37" W	16.24
47	N 17°00'37" W	16.24
48	N 17°00'37" W	16.24
49	N 17°00'37" W	16.24
50	N 17°00'37" W	16.24
51	N 17°00'37" W	16.24
52	N 17°00'37" W	16.24
53	N 17°00'37" W	16.24
54	N 17°00'37" W	16.24
55	N 17°00'37" W	16.24
56	N 17°00'37" W	16.24
57	N 17°00'37" W	16.24
58	N 17°00'37" W	16.24
59	N 17°00'37" W	16.24
60	N 17°00'37" W	16.24
61	N 17°00'37" W	16.24
62	N 17°00'37" W	16.24
63	N 17°00'37" W	16.24
64	N 17°00'37" W	16.24
65	N 17°00'37" W	16.24
66	N 17°00'37" W	16.24
67	N 17°00'37" W	16.24
68	N 17°00'37" W	16.24
69	N 17°00'37" W	16.24
70	N 17°00'37" W	16.24
71	N 17°00'37" W	16.24
72	N 17°00'37" W	16.24
73	N 17°00'37" W	16.24
74	N 17°00'37" W	16.24
75	N 17°00'37" W	16.24
76	N 17°00'37" W	16.24
77	N 17°00'37" W	16.24
78	N 17°00'37" W	16.24
79	N 17°00'37" W	16.24
80	N 17°00'37" W	16.24
81	N 17°00'37" W	16.24
82	N 17°00'37" W	16.24
83	N 17°00'37" W	16.24
84	N 17°00'37" W	16.24
85	N 17°00'37" W	16.24
86	N 17°00'37" W	16.24
87	N 17°00'37" W	16.24
88	N 17°00'37" W	16.24
89	N 17°00'37" W	16.24
90	N 17°00'37" W	16.24
91	N 17°00'37" W	16.24
92	N 17°00'37" W	16.24
93	N 17°00'37" W	16.24
94	N 17°00'37" W	16.24
95	N 17°00'37" W	16.24
96	N 17°00'37" W	16.24
97	N 17°00'37" W	16.24
98	N 17°00'37" W	16.24
99	N 17°00'37" W	16.24
100	N 17°00'37" W	16.24

LINE TABLE 3		
Id	Bearing	Distance
1	N 17°00'37" W	27.85
2	N 17°00'37" W	16.24
3	N 17°00'37" W	16.24
4	N 17°00'37" W	16.24
5	N 17°00'37" W	16.24
6	N 17°00'37" W	16.24
7	N 17°00'37" W	16.24
8	N 17°00'37" W	16.24
9	N 17°00'37" W	16.24
10	N 17°00'37" W	16.24
11	N 17°00'37" W	16.24
12	N 17°00'37" W	16.24
13	N 17°00'37" W	16.24
14	N 17°00'37" W	16.24
15	N 17°00'37" W	16.24
16	N 17°00'37" W	16.24
17	N 17°00'37" W	16.24
18	N 17°00'37" W	16.24
19	N 17°00'37" W	16.24
20	N 17°00'37" W	16.24
21	N 17°00'37" W	16.24
22	N 17°00'37" W	16.24
23	N 17°00'37" W	16.24
24	N 17°00'37" W	16.24
25	N 17°00'37" W	16.24
26	N 17°00'37" W	16.24
27	N 17°00'37" W	16.24
28	N 17°00'37" W	16.24
29	N 17°00'37" W	16.24
30	N 17°00'37" W	16.24
31	N 17°00'37" W	16.24
32	N 17°00'37" W	16.24
33	N 17°00'37" W	16.24
34	N 17°00'37" W	16.24
35	N 17°00'37" W	16.24
36	N 17°00'37" W	16.24
37	N 17°00'37" W	16.24
38	N 17°00'37" W	16.24
39	N 17°00'37" W	16.24
40	N 17°00'37" W	16.24
41	N 17°00'37" W	16.24
42	N 17°00'37" W	16.24
43	N 17°00'37" W	16.24
44	N 17°00'37" W	16.24
45	N 17°00'37" W	16.24
46	N 17°00'37" W	16.24
47	N 17°00'37" W	16.24
48	N 17°00'37" W	16.24
49	N 17°00'37" W	16.24
50	N 17°00'37" W	16.24
51	N 17°00'37" W	16.24
52	N 17°00'37" W	16.24
53	N 17°00'37" W	16.24
54	N 17°00'37" W	16.24
55	N 17°00'37" W	16.24
56	N 17°00'37" W	16.24
57	N 17°00'37" W	16.24
58	N 17°00'37" W	16.24
59	N 17°00'37" W	16.24
60	N 17°00'37" W	16.24
61	N 17°00'37" W	16.24
62	N 17°00'37" W	16.24
63	N 17°00'37" W	16.24
64	N 17°00'37" W	16.24
65	N 17°00'37" W	16.24
66	N 17°00'37" W	16.24
67	N 17°00'37" W	16.24
68	N 17°00'37" W	16.24
69	N 17°00'37" W	16.24
70	N 17°00'37" W	16.24
71	N 17°00'37" W	16.24
72	N 17°00'37" W	16.24
73	N 17°00'37" W	16.24
74	N 17°00'37" W	16.24
75	N 17°00'37" W	16.24
76	N 17°00'37" W	16.24
77	N 17°00'37" W	16.24
78	N 17°00'37" W	16.24
79	N 17°00'37" W	16.24
80	N 17°00'37" W	16.24
81	N 17°00'37" W	16.24
82	N 17°00'37" W	16.24
83	N 17°00'37" W	16.24
84	N 17°00'37" W	16.24
85	N 17°00'37" W	16.24
86	N 17°00'37" W	16.24
87	N 17°00'37" W	16.24
88	N 17°00'37" W	16.24
89	N 17°00'37" W	16.24
90	N 17°00'37" W	16.24
91	N 17°00'37" W	16.24
92	N 17°00'37" W	16.24
93	N 17°00'37" W	16.24
94	N 17°00'37" W	16.24
95	N 17°00'37" W	16.24
96	N 17°00'37" W	16.24
97	N 17°00'37" W	16.24
98	N 17°00'37"	