

Planning Commission Members

District 1: Rosa Sansbury
District 2: Tamecca Neely
District 3: Charles Deese, Chair
District 4: James Barnett, Vice-Chair
District 5: Matthew Jones
District 6: Sheila Hinson
District 7: Ben Levine

**County Attorney**

John K. DuBose III

Clerk to Planning Commission**Development Services Director**

Rox Burhans

January 7, 2021

5:00 PM

**101 North Main Street
Lancaster, SC 29720**

**LANCASTER COUNTY PLANNING COMMISSION
County Council Chambers, County Administration
Building, 101 North Main Street, Lancaster, SC 29720**

WORKSHOP AGENDA

1. Call to Order

2. New Business

a. RZ-2020-2745 Tracey Griffin

Application by Tracey Griffin to rezone approximately 0.46 acres of land located at 4898 Charlotte Highway (TM #0026-00-026.00) from Rural Neighborhood (RN) to Institutional (INS).

Working with 911 Addressing to resolve addressing issue: Should be 4889 Charlotte Hwy.

b. RZ-2020-2772 Annie Leak

Application by Annie Leak to rezone approximately 2.3 acres of land located at 3887 Old Camden Highway (TM #0110-00-073.01) from Rural Neighborhood (RN) to Agricultural Residential (AR).

c. UDO-TA-2020-2578 Landfill - Class One

Application by Michael D. Wright, Savage, Royall & Sheheen, LLP, to amend Unified Development Ordinance Section 2.5.3, Use Table, Section 5.9, Industry/Wholesale/Storage Uses, and 10.3, Definitions, Use Type, to create and allow for the Landfill – Class One Composting Facility use in the Heavy Industrial (HI) District as a Special Exception and provide for use specific standards.

d. RZ-2020-2859 Poovey Property

Request to rezone TM # 0044-00-008.00 from Low Density Residential (LDR) to Medium Density Residential (MDR) District. The property is located at 2862 Charlotte Highway and is approximately 278.9 acres in size.

e. DA-2020-2859 Poovey Development Agreement

Development Agreement to correspond with RZ-2020-2859 for 2862 Charlotte Highway (TM # 0044-00-008.00).

f. UDO-TA-2020-0309 Home Occupation

Amend Unified Development Ordinance (UDO) Section 5.4.2 to modify the existing standards for Home Occupations; and to amend UDO Section 7.2.4.A, to modify parking requirements for home occupations.

g. CU-2020-2906 iNetwork Auto

Application by iNetwork Auto Group for a conditional use permit to allow Vehicle Rental, Leasing and Sales as well as Major Maintenance and Repair at 6686 Waxhaw Hwy. (0020-00-004.00). This project is associated with companion Conditional Use case CU-2020-2907.

h. CU-2020-2907 iNetwork Auto

Application by iNetwork Auto Group for a conditional use permit to allow Vehicle Rental, Leasing and Sales as well as Major Maintenance and Repair at 6711 Waxhaw Hwy. (0020-00-004.02). This project is associated with companion Conditional Use case CU-2020-2906.

i. Other

3. Adjourn

Agenda Item Summary

Ordinance # / Resolution #: RZ-2020-2745

Contact Person / Sponsor: Ashley Davis / Planning

Department: Planning

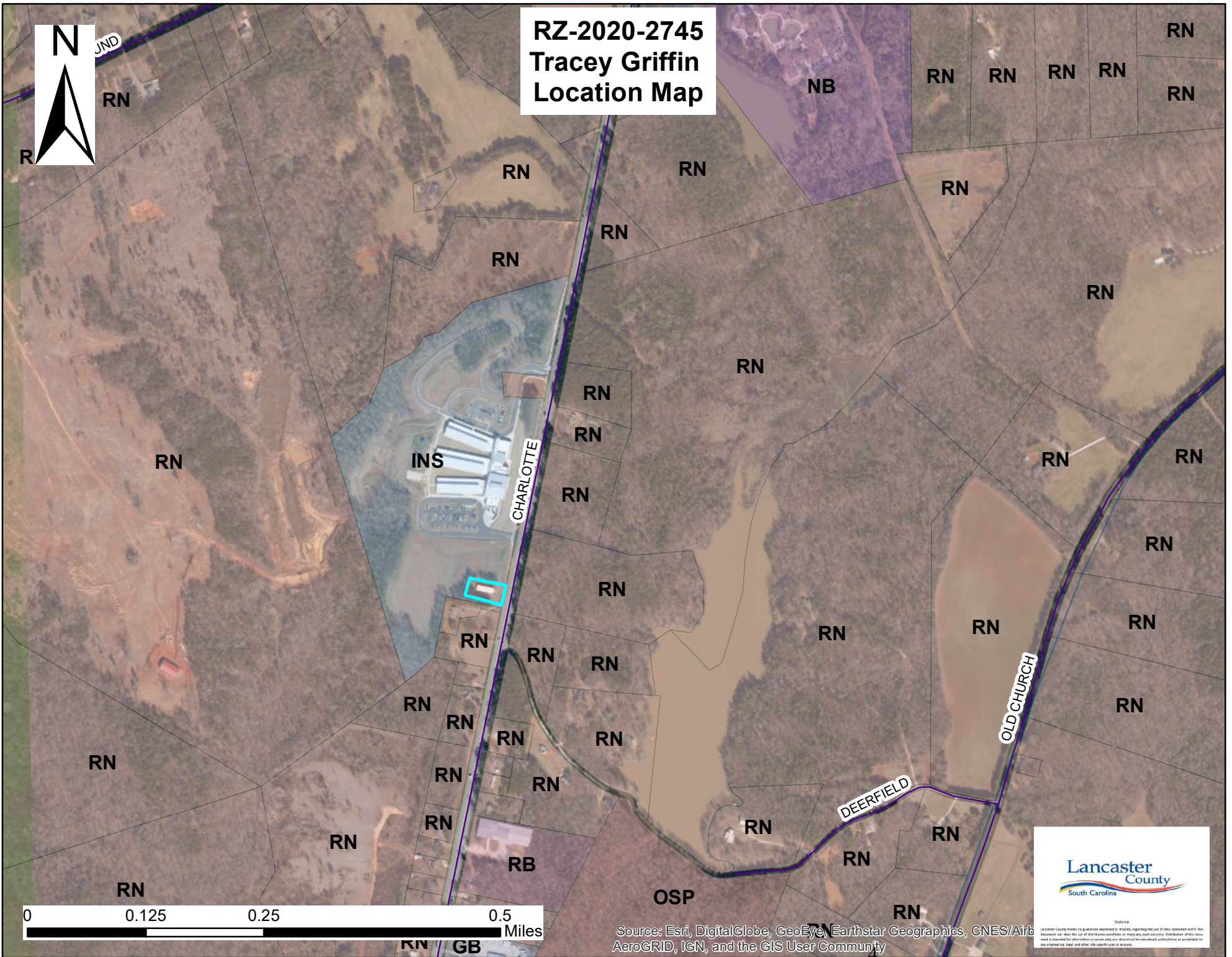
Date Requested to be on Agenda: 1/7/2021

Points to Consider:

ATTACHMENTS:

Description	Upload Date	Type
Exhibit 2: Location and Zoning Map	1/5/2021	Exhibit

**RZ-2020-2745
Tracey Griffin
Location Map**



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus, AeroGRID, IGN, and the GIS User Community

Agenda Item Summary

Ordinance # / Resolution #: RZ-2020-2772

Contact Person / Sponsor: Ashley Davis / Planning

Department: Planning

Date Requested to be on Agenda: 1/7/2021

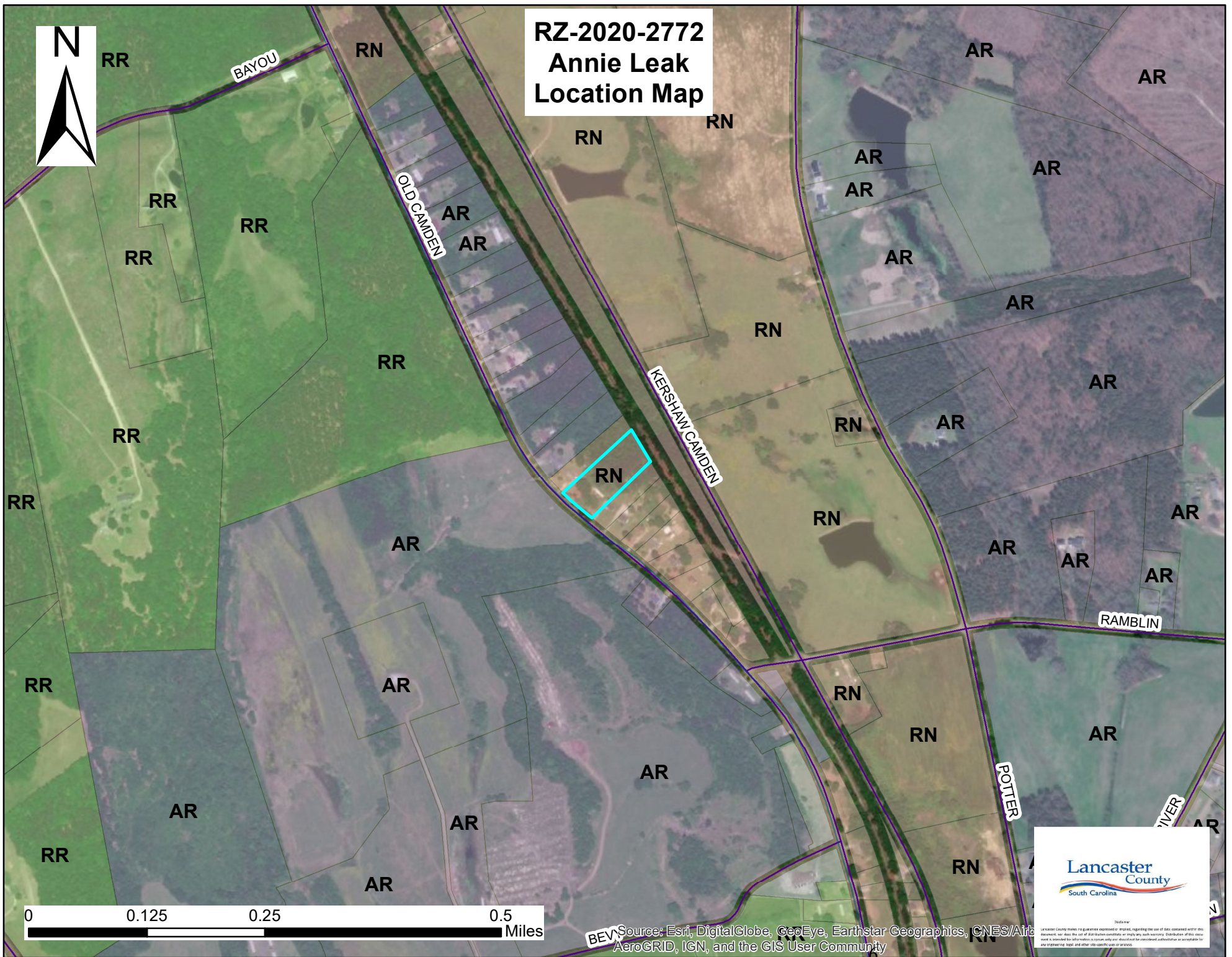
Points to Consider:

ATTACHMENTS:

Description	Upload Date	Type
Exhibit 2: Location and Zoning Map	1/5/2021	Exhibit



RZ-2020-2772
Annie Leak
Location Map



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus, BEV, AeroGRID, IGN, and the GIS User Community

Agenda Item Summary

Ordinance # / Resolution #: Planning Case Number: UDO-TA-020-2578

Contact Person / Sponsor: Robert G. Tefft / Planning

Department: Planning

Date Requested to be on Agenda: 1/7/2021

Points to Consider:

Applicable Chapters: Lancaster County UDO Chapters 2, 5 and 10.

Applicant: Michael D. Wright, Savage, Royall & Sheheen, LLP.

Agenda Item Summary

Ordinance # / Resolution #: RZ-2020-2859 Poovey Property

Contact Person / Sponsor: Katie See/Senior Planner

Department: Planning

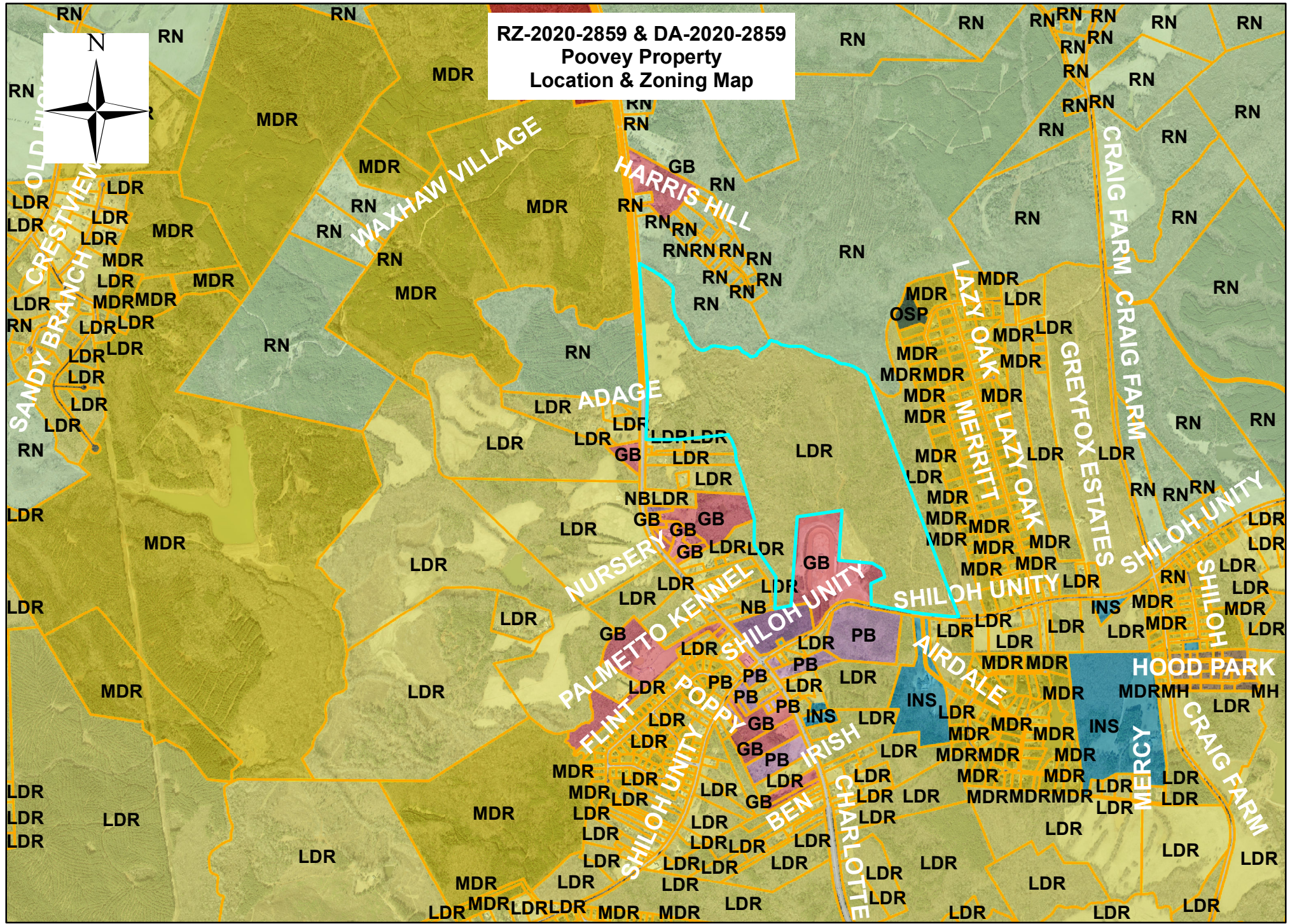
Date Requested to be on Agenda: 1/7/2021

Points to Consider:

ATTACHMENTS:

Description	Upload Date	Type
Zoning & Location Map	12/31/2020	Exhibit

RZ-2020-2859 & DA-2020-2859
Poovey Property
Location & Zoning Map



0 1,550 3,100 6,200 Feet

Agenda Item Summary

Ordinance # / Resolution #: DA-2020-2859 Poovey Development Agreement *

Contact Person / Sponsor: Katie See/Senior Planner

Department: Planning

Date Requested to be on Agenda: 1/7/2021

Points to Consider:

Agenda Item Summary

Ordinance # / Resolution #: Planning Case Number: UDO-TA-020-0309

Contact Person / Sponsor: Robert G. Tefft / Planning

Department: Planning

Date Requested to be on Agenda: 1/7/2021

Points to Consider:

Applicable Chapters: Lancaster County UDO Chapters 5 and 7

Applicant: Lancaster County

Agenda Item Summary

Ordinance # / Resolution #: CU-2020-2906

Contact Person / Sponsor: Ashley Davis / Planning

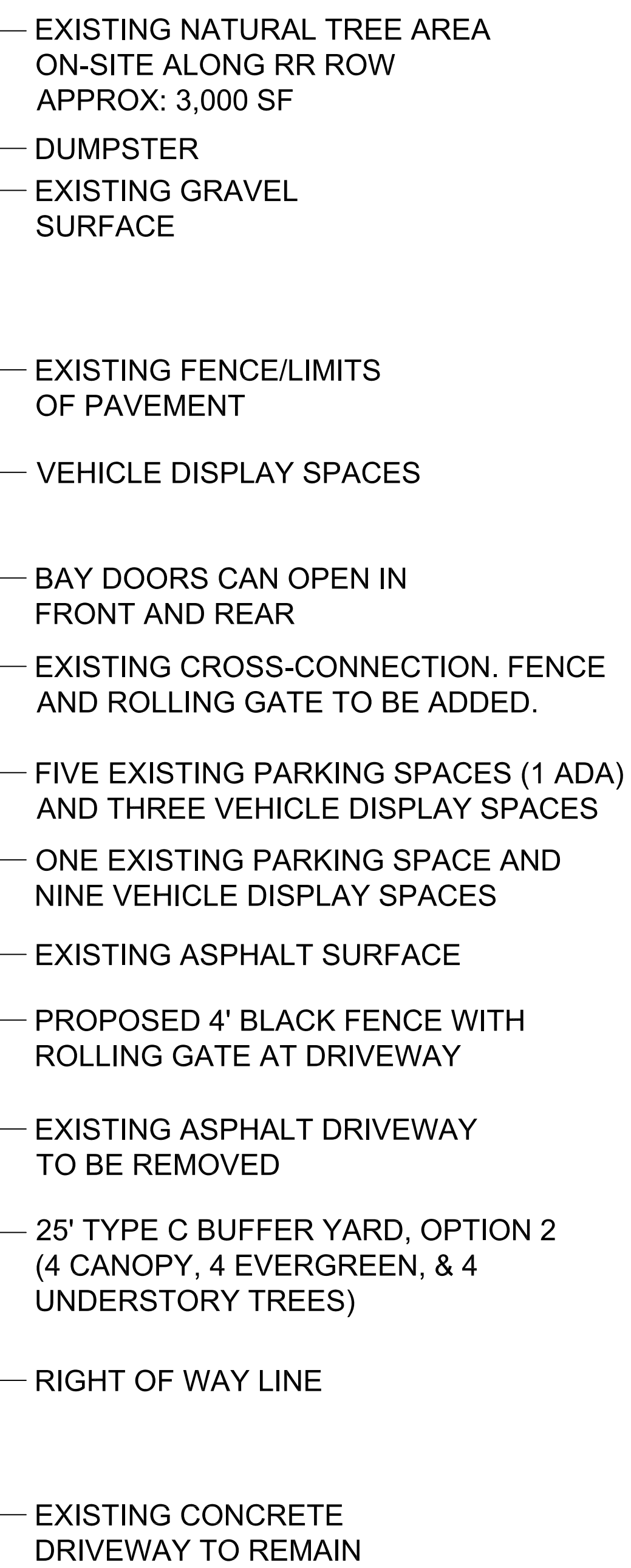
Department: Planning

Date Requested to be on Agenda: 1/7/2021

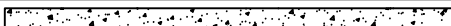
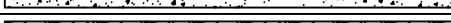
Points to Consider:

ATTACHMENTS:

Description	Upload Date	Type
Exhibit 3: Concept Plan	1/6/2021	Exhibit



LEGEND

EXISTING FEATURE	
PROPOSED FEATURE	
PROPERTY LINE	— PL — PL —
TRAFFIC DIRECTION	
ASPHALT	
CONCRETE	
GRAVEL	
PERVIOUS SURFACE	
FENCE	
TREES	
VEHICLE DISPLAY/PARKING	

PROJECT DATA	
APPLICANT:	iNETWORK AUTO GROUP
APPLICANT ADDRESS:	6686 WAXHAW HWY, INDIAN LAND, SC 29720
APPLICANT PHONE:	803-286-2200
APPLICANT EMAIL:	JOHNNY@INNETWORKAUTOGROUP.COM
PROPERTY ADDRESS:	6686 WAXHAW HIGHWAY
PARCEL ID NO.:	0020-00-004.00
OWNER:	REMENSNYDER HOLDINGS LLC
OWNER ADDRESS:	PO BOX 1050, CANTON, NC 28716
OWNER PHONE:	
OWNER EMAIL:	
CURRENT ZONING:	GB (GENERAL BUSINESS) IN HIGHWAY CORRIDOR OVERLAY DISTRICT
CURRENT USE:	VEHICLE SERVICES - MAJOR MAINTENANCE/REPAIR
PROPOSED USE:	VEHICLE RENTAL/LEASING/SALES WITH ACCESSORY USE OF VEHICLE SERVICES - MAJOR MAINTENANCE/REPAIR
LOT ACREAGE:	1.114
IMPERVIOUS AREA TO LOT AREA RATIO:	70% (0.78 ACRES)
LANDSCAPE BUFFER YARD REQUIREMENTS:	TYPE C ALONG FRONT & WEST SIDE
LANDSCAPE BUFFER YARD PROVIDED:	25 FOOT TYPE C, OPTION 2 WITH 4 FOOT BLACK FENCE, 4 CANOPY, 4 EVERGREEN, & 4 UNDERSTORY TREES ALONG FRONT
BUILDING SETBACKS REQUIRED/PROVIDED:	50' REQUIRED ON WEST SIDE 58' SIDE, 88' FRONT, 72' REAR SETBACKS PROVIDED
VEHICLE DISPLAY SETBACKS REQUIRED/PROVIDED:	5 FOOT

OWNER: EDENMOOR LAND
ACQUISITION LLC C/O SAYBROOK
FUND INVESTORS LLC
PARCEL ID: 0020-00-002.03
ZONING: PDD
CURRENT USE: COMM (NCOM)

40'

PL

SEABOARD AIR LINE RAILROAD (100' ROW)

PL

EXISTING
METAL
BUILDING

OWNER: WAXHAW REALTY PROPERTIES LLC
PARCEL ID: 0020-00-004.02
ZONING: GB (GENERAL BUSINESS)
PREVIOUS USE: WOOD SHOP/GENERAL OFFICE

EXISTING
METAL
BUILDING

EXISTING AUTO REPAIR
BUILDING
(3 BAYS, 4,600 SF)
INTENDED USE: VEHICLE
SALES/AUTO REPAIR
CURRENT USE: AUTO REPAIR

OWNER: ALLURI NARASIMHA RAJU AELLA
KRANTHI KUMAR REDDY
PARCEL ID: 0020-00-003.00
ZONING: RN (RURAL NEIGHBORHOOD)
CURRENT USE: NON QUALIFIED RESIDENTIAL

EXISTING NATURAL TREE AREA
ON-SITE ALONG RN PROPERTY LINE
APPROX: 2,900 SF

OWNER: BELKS DEPARTMENT STORE
PARCEL ID: 0020-00-050.01
ZONING: RN (RURAL NEIGHBORHOOD)
CURRENT USE: CROP/TIMBER

LANDSCAPE BUFFER IS NOT RECOMMENDED UNTIL ADJACENT PARCEL IS DEVELOPED. AREA ALONG PROPERTY LINE IS A NATURAL, HEAVILY VEGETATED LOW LANDS.

GENERAL NOTES:

1. ACCORDING TO THE LATEST FLOOD INSURANCE RATE MAPS (FIRM) FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), NEITHER PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA.
2. CONDITIONAL USE PLAN HAS BEEN DEVELOPED FOR COUNTY REVIEW AND APPROVAL ONLY. PLAN SHOULD NOT BE USED FOR CONSTRUCTION WITHOUT VERIFYING LOCATIONS WITH SURVEYOR.

SURVEY & DESIGN BASE DISCLAIMER:

SURVEY: THE SURVEY INFORMATION HAS BEEN SUPPLIED BY APPLICANT FOR BOTH PROPERTIES IN THE FORM OF A PDF VERSION OF SCANNED SURVEYS. NO DIGITAL (CAD FILE) VERSION OF EITHER SURVEY HAS BEEN USED IN THE DEVELOPMENT OF THIS PLAN. INFORMATION FOR EACH SURVEY IS AS FOLLOWS:

6686 WAXHAW HWY.
DAVID J. DILLS PLS, PA
PO BOX 1928
INDIAN TRAIL, NC 28079
SURVEY DATE: 01/20/200
PURPOSE: BUILDING LOC

VERTICAL DATUM & BENCHMARK INFO: SURVEY DOES NOT REFERENCE NAVD88 OR INCLUDE ANY BENCHMARK INFORMATION.

AERIAL BASE: IN ADDITION TO THE SURVEYS MENTIONED ABOVE, A BING (MICROSOFT CORPORATION) AERIAL IMAGE WAS USED TO DEVELOP THE DESIGN BASE.

DISCLAIMER: ROSENAU ENGINEERING, PLLC IS NOT RESPONSIBLE FOR UTILITIES AND STRUCTURES NOT SHOWN ON PLANS OR ERRORS IN ACTUAL LOCATIONS OR DIMENSIONS. ALL INFORMATION IS APPROXIMATE AND BASED UPON THE BEST AVAILABLE INFORMATION.

VICINITY MAP
APPROXIMATE SCALE: 1" = 2,000'

PROJECT NAME:

iNETWORK AUTO GROUP

6686 WAXHAW HIGHWAY,
INDIAN LAND, LANCASTER COUNTY, SOUTH CAROLINA 29720

CLIENT:	
INNETWORK AUTO GROUP INC.	
6686 WAXHAW HIGHWAY	
INDIAN LAND, SC 29720	
803-286-2200	
DATE: 12/03/2020	
REVISIONS:	
JOB NO: 20190	
SHEET TITLE:	
CONDITIONAL	
USE PLAN	
SCALE: 1" = 20'	
SHEET NO.: CU-1.0	
© ROSENAU ENGINEERING, PLLC	

Agenda Item Summary

Ordinance # / Resolution #: CU-2020-2907

Contact Person / Sponsor: Ashley Davis / Planning

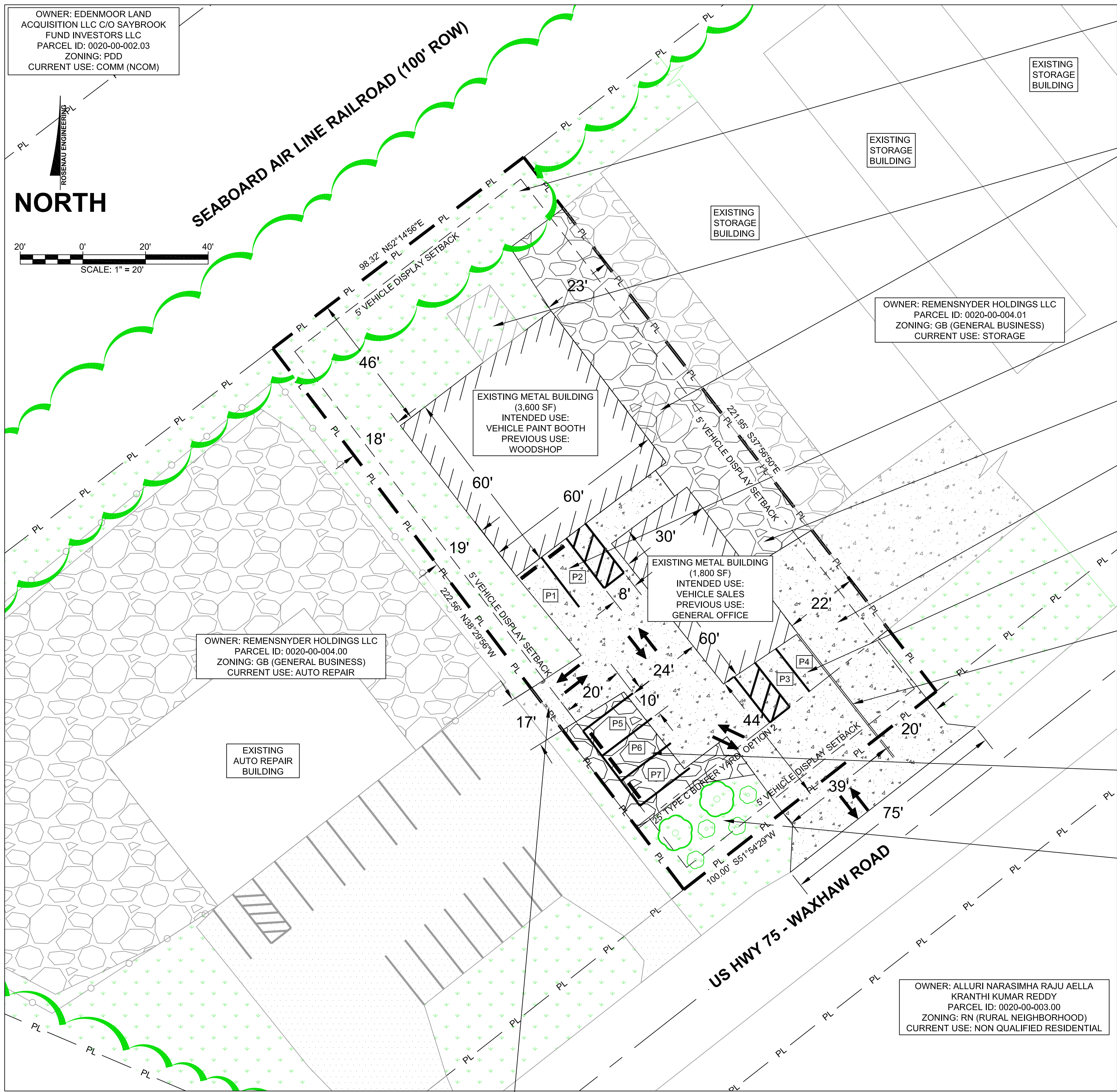
Department: Planning

Date Requested to be on Agenda: 1/7/2021

Points to Consider:

ATTACHMENTS:

Description	Upload Date	Type
Exhibit 3: Concept Plan	1/6/2021	Exhibit



EXISTING NATURAL TREE AREA
APPROX: 2,200 SF

10'x10' BUILDING EXPANSION
TO BE REMOVED

TWO EXISTING PARKING
SPACES (1 ADA)

DUMPSTER

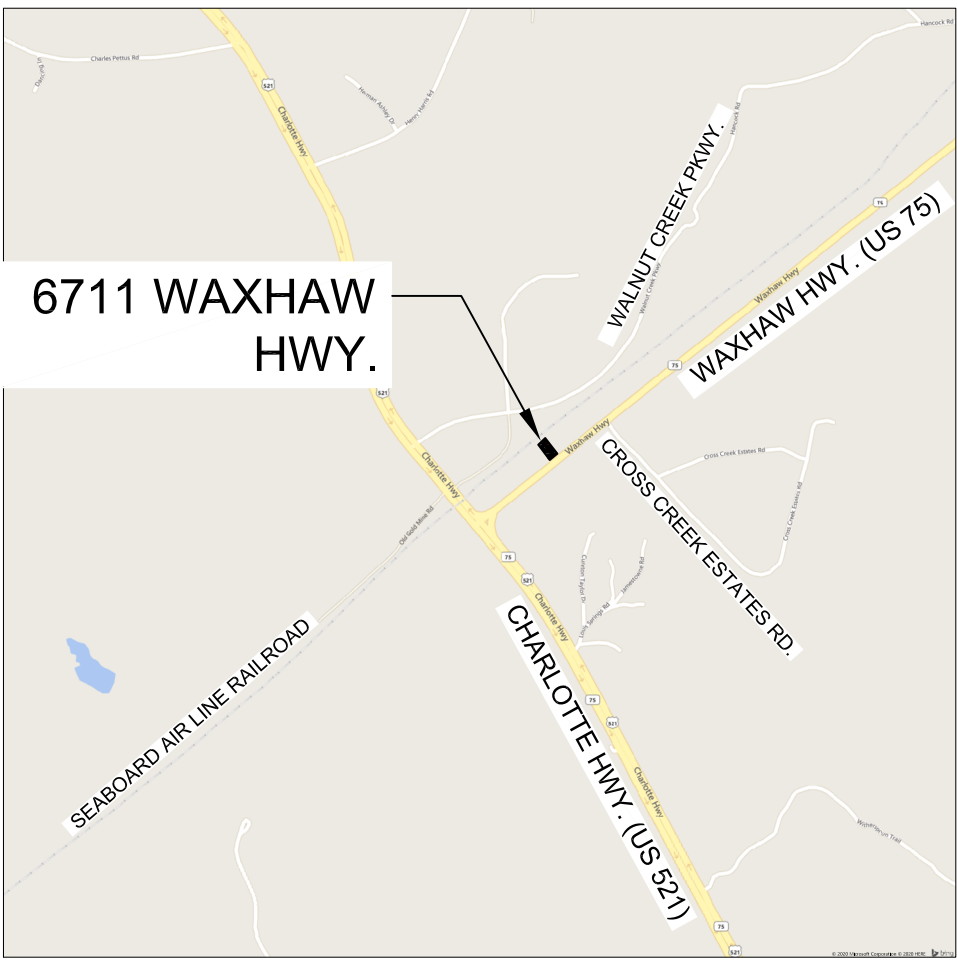
TRUCK
LOADING/UNLOADING

TWO EXISTING PARKING
SPACES (1 ADA)

EXISTING WALL

THREE PROPOSED
PARKING SPACES

25' TYPE C BUFFER YARD, OPTION 2
(2 CANOPY, 2 EVERGREEN, & 2
UNDERSTORY TREES)



VICINITY MAP
APPROXIMATE SCALE: 1" = 2,000'

LEGEND	
EXISTING FEATURE	
PROPOSED FEATURE	
PROPERTY LINE	PL PL
TRAFFIC DIRECTION	← →
ASPHALT	
CONCRETE	
GRAVEL	
PERVIOUS SURFACE	
FENCE	
TREES	
VEHICLE DISPLAY/PARKING	D P2

PROJECT DATA	
APPLICANT:	INetwork AUTO GROUP
APPLICANT ADDRESS:	6686 WAXHAW HWY, INDIAN LAND, SC 29720
APPLICANT PHONE:	803-286-2200
APPLICANT EMAIL:	JOHNNY@INetworkAUTOGROUP.COM
PROPERTY ADDRESS:	6711 WAXHAW HIGHWAY
PARCEL ID NO.:	0020-00-004.02
OWNER:	WAXHAW REALTY PROPERTIES LLC
OWNER ADDRESS:	2107 MONARDA WAY, WAXHAW, NC 28173
OWNER PHONE:	704-879-5219
OWNER EMAIL:	STONERIDGEPROS@GMAIL.COM
CURRENT ZONING:	GB (GENERAL BUSINESS) IN HIGHWAY CORRIDOR OVERLAY DISTRICT
CURRENT USE:	GENERAL COMMERCIAL
PROPOSED USE:	VEHICLE RENTAL/LEASING/SALES WITH ACCESSORY USE OF VEHICLE SERVICES - MAJOR MAINTENANCE/REPAIR
LOT ACREAGE:	0.52
IMPERVIOUS AREA TO LOT AREA RATIO:	71% (0.37 ACRES)
LANDSCAPE BUFFER YARD REQUIREMENTS:	TYPE C ALONG U.S. 75 FRONTAGE
LANDSCAPE BUFFER YARD PROVIDED:	25 FOOT TYPE C, OPTION 2 WITH 2 CANOPY, 2 EVERGREEN, & 2 UNDERSTORY TREES
BUILDING SETBACKS REQUIRED/PROVIDED:	NONE REQUIRED.
VEHICLE DISPLAY SETBACKS REQUIRED/PROVIDED:	18'/22' SIDE, 44' FRONT, 46' REAR SETBACKS PROVIDED.
VEHICLE DISPLAY SETBACKS REQUIRED/PROVIDED:	5 FOOT

SURVEY & DESIGN BASE DISCLAIMER:

SURVEY: THE SURVEY INFORMATION HAS BEEN SUPPLIED BY APPLICANT FOR PROPERTY IN THE FORM OF A PDF VERSION OF SCANNED SURVEY. NO DIGITAL (CAD FILE) VERSION OF THE SURVEY HAS BEEN USED IN THE DEVELOPMENT OF THIS PLAN. INFORMATION FOR EACH SURVEY IS AS FOLLOWS:

6711 WAXHAW HWY.
JULIAN E. SAVERANCE, PLS
1991 TARA TRAIL
LANCASTER, SC 29720
SURVEY DATE: 12/18/2017
PURPOSE: BOUNDARY SUBDIVISION

VERTICAL DATUM & BENCHMARK INFO: SURVEY DOES NOT REFERENCE NAVD88 OR INCLUDE ANY BENCHMARK INFORMATION.

AERIAL BASE: IN ADDITION TO THE SURVEYS MENTIONED ABOVE, A BING (MICROSOFT CORPORATION) AERIAL IMAGE WAS USED TO DEVELOP THE DESIGN BASE.

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Rosenau Engineering
4108 SAINT JOSEPH DR
INDIAN TRAIL, NC 28079
704-893-5482
www.rosenauengineering.com
SC COA: 5786

SEAL:

2017 SOUTH CAROLINA PROFESSIONAL ENGINEER
No. 29406
4b6c2e10
JONATHAN SCOTT ROSENAU
SC P.E. #29406

PROJECT NAME:

iNetwork AUTO GROUP
6711 WAXHAW HIGHWAY,
INDIAN LAND, LANCASTER COUNTY, SOUTH CAROLINA 29720

CLIENT:
INetwork AUTO GROUP INC.
6686 WAXHAW HIGHWAY
INDIAN LAND, SC 29720
803-286-2200

DATE: 12/03/2020
REVISIONS:

JOB NO: 20190
SHEET TITLE:
**CONDITIONAL
USE PLAN**

SCALE: 1" = 20'
SHEET NO.:
CU-1.0

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GENERAL NOTES:

1. ACCORDING TO THE LATEST FLOOD INSURANCE RATE MAPS (FIRM) FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), NEITHER PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA.
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