

Planning Commission Members

District 1: Alan Patterson
District 2: Tamecca Neely
District 3: Charles Deese, Chair
District 4: James Barnett, Vice-Chair
District 5: (Vacant)
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 6, 2022

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**

Planning Commission Workshop AGENDA

1. Call to Order Regular Meeting and Roll Call Vote

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 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.
- e.** Other
 - i.** Poll of Commissioners (Potential Quorum)
Poll of Commissioners attending next week's presentation at Committee of the Whole, to establish whether a quorum notice must be posted.

3. Adjourn

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: 1/6/2022

Points to Consider:

ATTACHMENTS:

Description	Upload Date	Type
Exhibit 3: Proposed Plat	1/5/2022	Exhibit

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

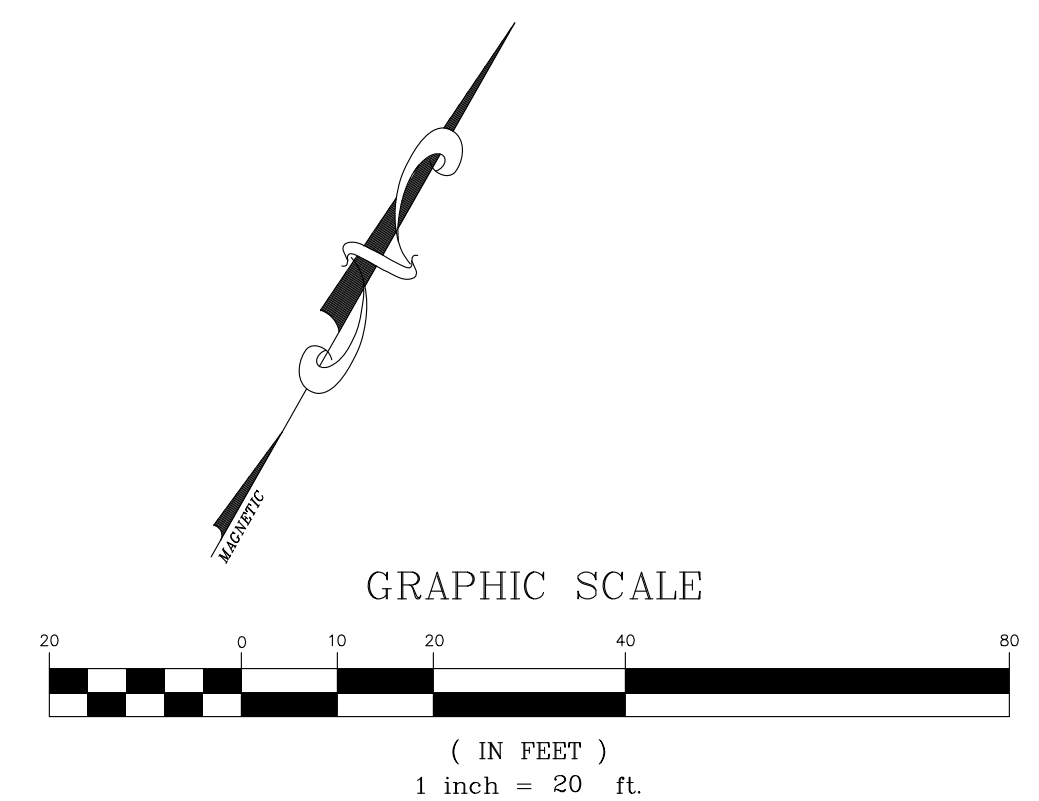
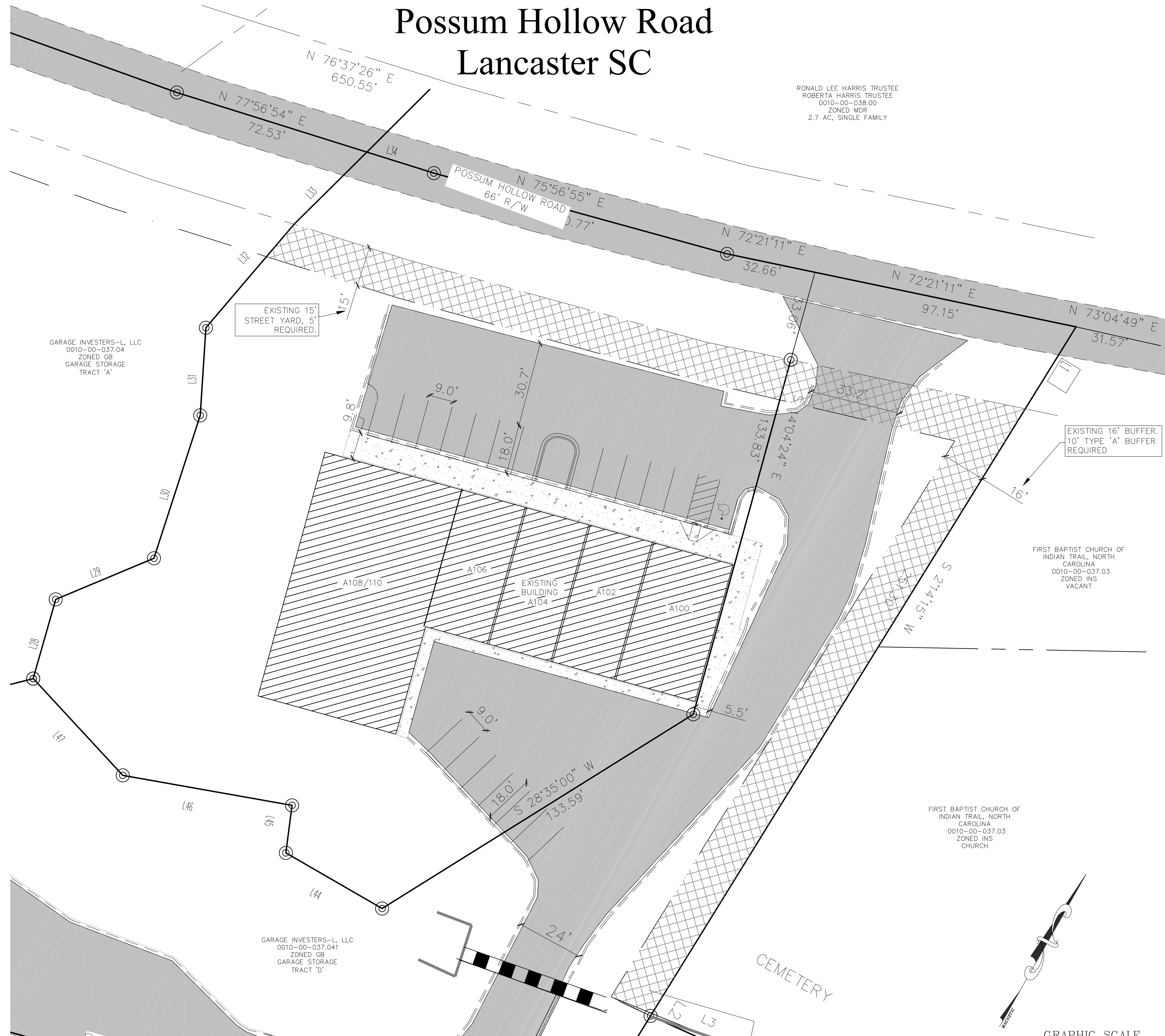


PROJECT NAME	EXISTING MONTE CARLO GARAGE SUITES BUILDING 'A'
PROPERTY LOCATION	POSSUM HOLLOW ROAD, INDIAN LAND
PARCEL NUMBER	0010-00-037.04, 0010G-0A-108.00, 0010G-0A-106.00
ZONING DISTRICT	GB
OVERLAY DISTRICT	NONE
APPLICANT NAME	GARAGE INVESTERS-I, LLC 19701 BETHEL CHURCH RD, STE 202 CORNELIUS, NC 28031
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"	32.14
L4	264°09' 18"	25.18
L5	25°39' 18"	31.80
L6	144°44' 30"	44.53
L7	73°04' 25"	45.12
L8	47°16' 05"	50.82
L9	75°42' 56"	38.29
L10	30°45' 17"	44.36
L11	34°00' 18"	30.31
L12	44°33' 29"	17.14
L13	80°12' 29"	12.12
L14	13°24' 31"	15.65
L15	16°49' 00"	27.36

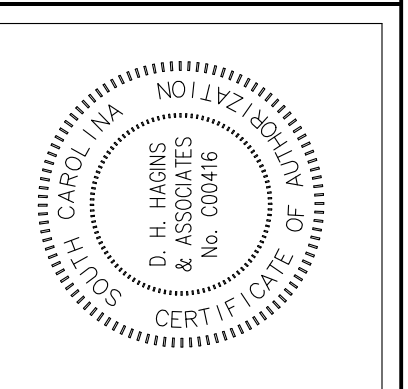
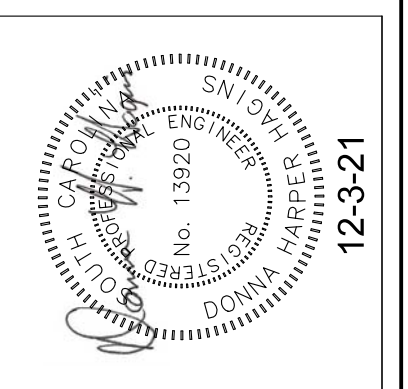
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96	111.1	34.0
97	111.1	34.0
98	111.1	34.0
99	111.1	34.0
100	111.1	34.0

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
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SHEET: **1**

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: 1/6/2022

Points to Consider:

ATTACHMENTS:

Description	Upload Date	Type
Exhibit 3: Proposed Plat	1/5/2022	Exhibit
Architectural Rendering	1/5/2022	Exhibit

FORT MILL HIGHWAY

POSSEUM HOLLOW ROAD

US HIGHWAY 521

MARVIN ROAD

NORTH CAROLINA

SOUTH CAROLINA

SITE

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 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	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%

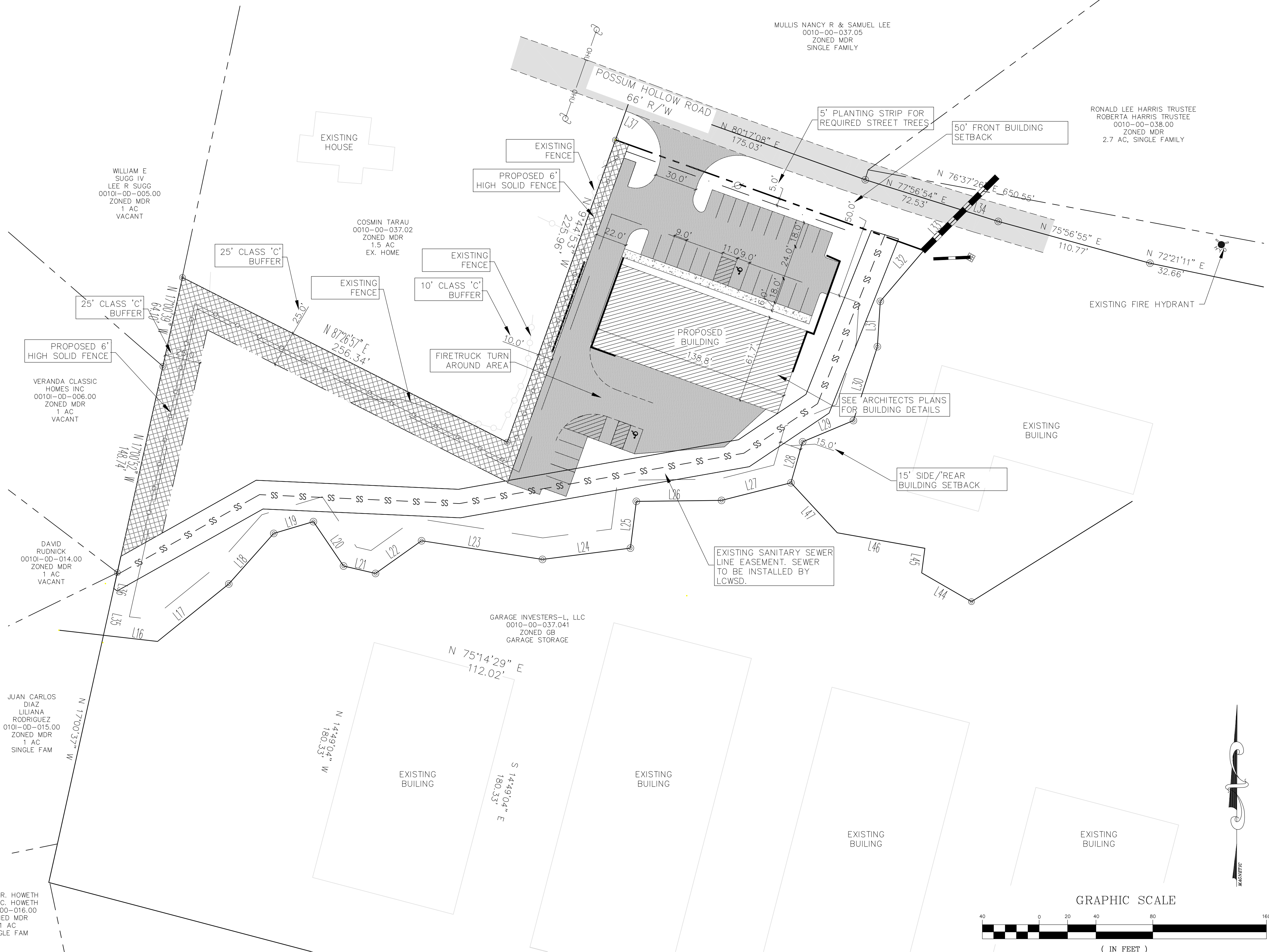
LINE TABLE			
Id	Bearing		Distance
S	219°37'	W	35.38'
S	214°15'	W	8.16'
L3	84°45'	0°	32.14'
L4	264°09'	0°	28.18'
L5	244°22'	0°	31.14'
L6	244°22'	0°	43.33'
L7	73°04°25'	0°	45.12'
N	47°16°05'	0°	50.82'
N	75°42°56'	0°	38.29'
L9	30°45°17'	0°	44.36'
L10	34°03°25'	0°	30.31'
L11	34°03°25'	0°	11.14'
L12	80°19°34'	0°	12.12'
L13	13°24°31'	0°	15.36'
L14	13°24°31'	0°	15.36'
L15	16°49°00'	W	27.65'

LINE TABLE 2		
Id	Bearing	Distance
1	271.1	30.0
2	271.1	30.0
3	271.1	30.0
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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
010I-0D-015.00
ZONED MDR
1 AC
SINGLE FAM

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



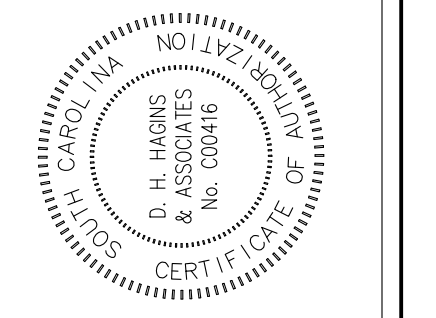
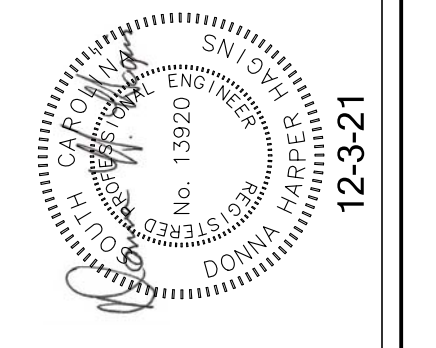
GRAPHIC SCALE

(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

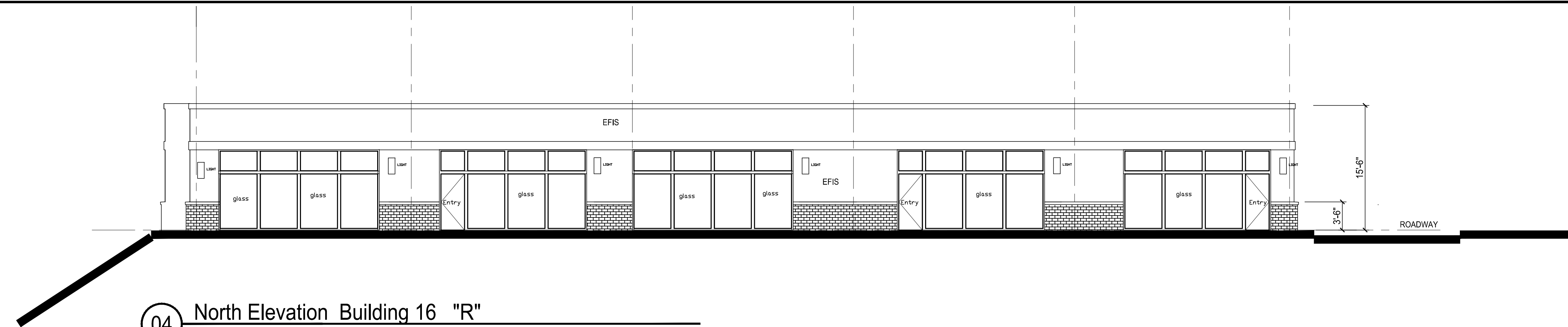
CONDITIONAL USE
PLAN

DATE: 12/3/21

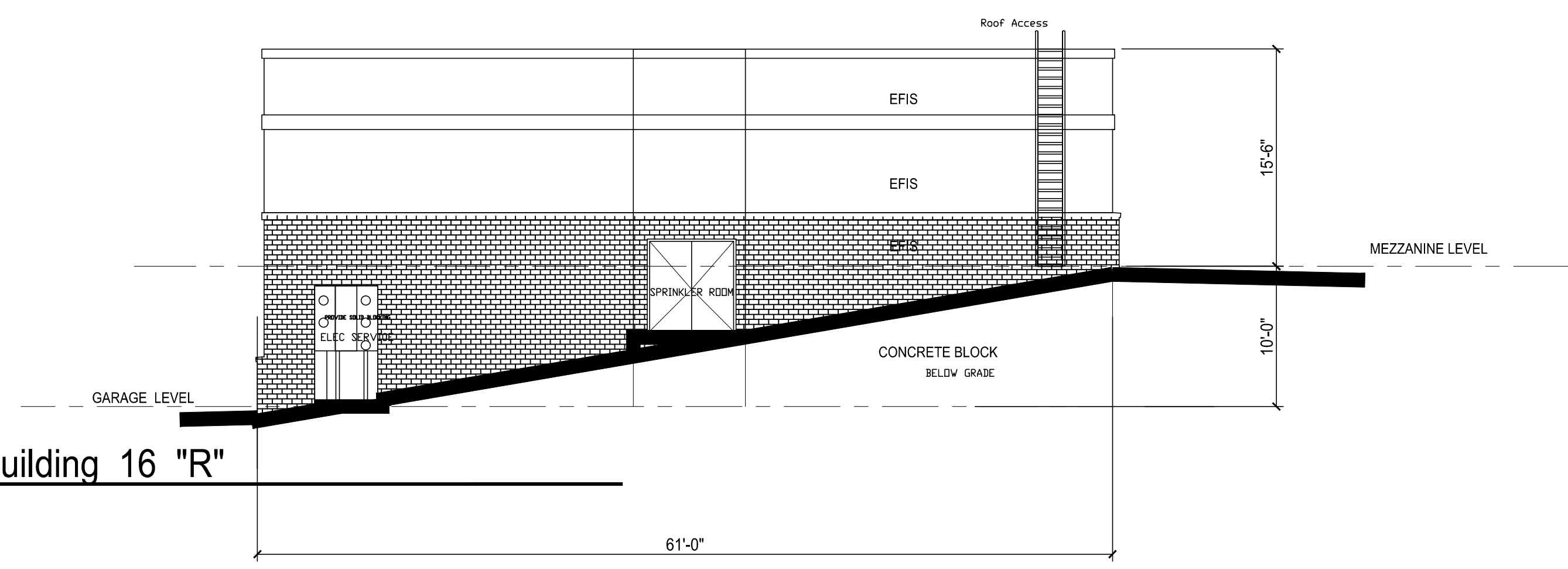
SCALE: $1'' = 40'$

JOB NO.	393.004
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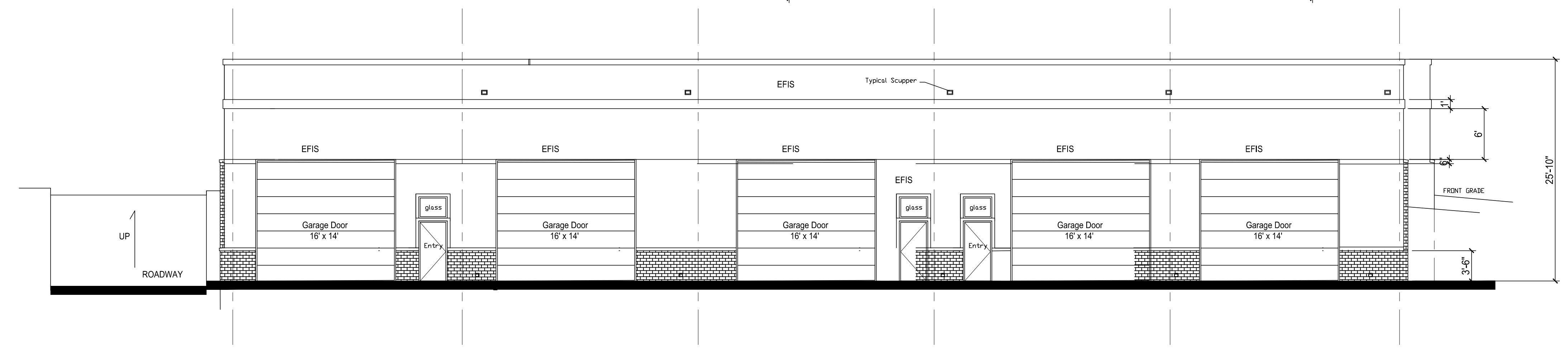
SHEET: 1



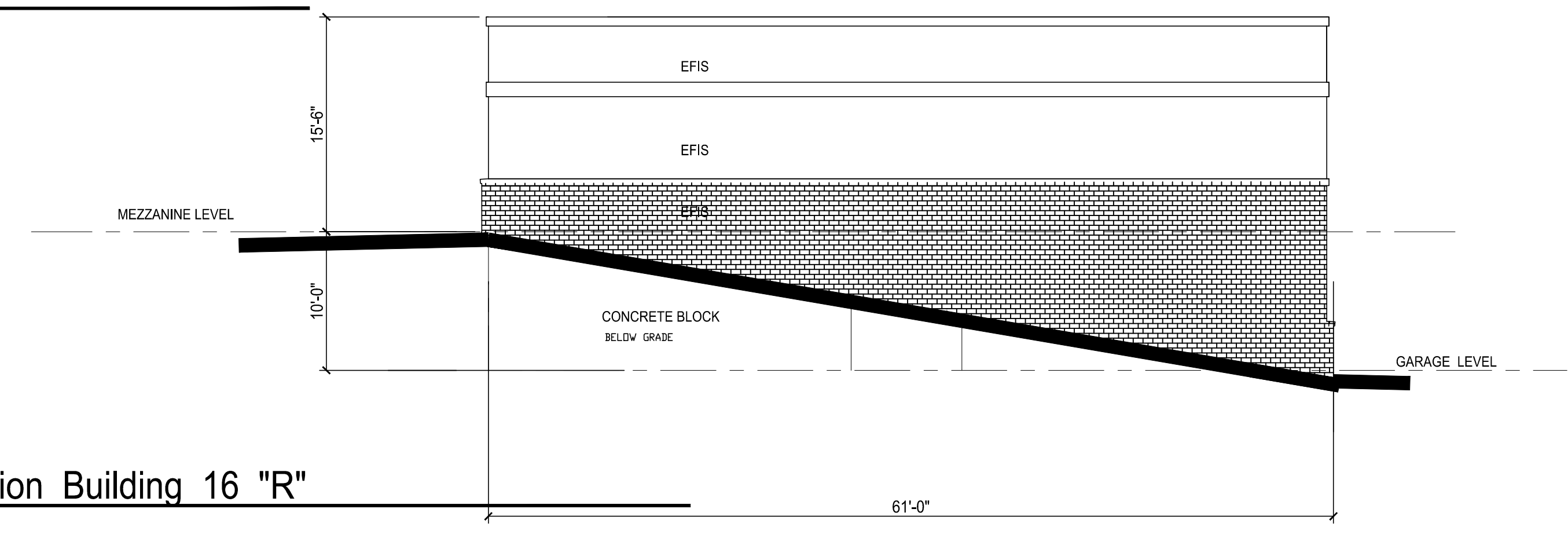
04 North Elevation Building 16 "R"
1' = 1/4"



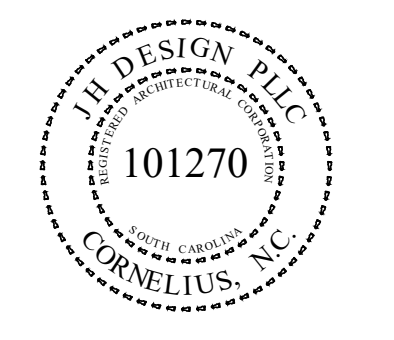
03 East Elevation Building 16 "R"
1' = 1/4"



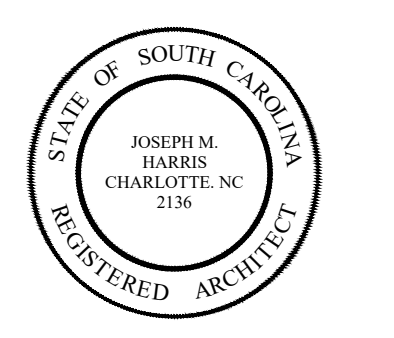
02 South Elevation Building 16 "R"
1' = 1/4"



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: 1/6/2022

Points to Consider:

The proposed text amendment would eliminate the Cluster Subdivision Overlay District from the UDO.

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	12/30/2021	Planning Staff Report
Ex 1: Application	1/4/2022	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

ATTACHMENTS:

1. Application

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.

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: 1/6/2022

Points to Consider:

The proposed text amendment would modify or add various off-street parking requirements.

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	12/30/2021	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

ATTACHMENTS:

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

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 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@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 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 300 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
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>		340		365		1.08	329		378
<i>Average Unique Values</i>		359		393		0.94	350		466
<i>Median All Researched</i>		307		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 #: Poll of Commissioners (Potential Quorum)

Contact Person / Sponsor: J. Bryan

Department: Planning

Date Requested to be on Agenda: 1/6/2022

Points to Consider: