



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**.