



**MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION**

CHARLES DEESE, DISTRICT 3, CHAIRMAN  
JAMES BARNETT, DISTRICT 5, VICE-CHAIRMAN  
TAMECCA NEELY, DISTRICT 2  
, DISTRICT 4  
SHEILA HINSON, DISTRICT 6  
ALAN PATTERSON, DISTRICT 1  
BEN LEVINE, DISTRICT 7  
CLERK: JENNIFER BRYAN

**MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION  
WORKSHOP MEETING**

**February 2, 2023 5:00 P.M.  
MINUTES**

**1. Roll Call:** Chairman Deese called the meeting to order at 5:00 p.m.

**Members Present:**

Jim Barnett      Charles Deese      Sheila Hinson  
Ben Levine      Alan Patterson

**Absent:** Tamecca Neely

**Others Present:**

Rox Burhans, Division Director      Ashley Davis, Planner  
Matthew Blaszyk, Planner      Clerk: Jennifer Bryan

**Judianna Tinklenberg**, newly appointed Commissioner for District 4, signed the Oath of Office.

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.

**2. New Business**

**a. CU-2022-2126 Corey Baker a/k/a Possum Hollow C-Store**

Deferred from 1/17/2023: Conditional Use Permit application by Corey Baker to allow Vehicle Services: Minor Maintenance and Repair at 8857 Charlotte Highway (TM 0010-00-037.00), for a proposed Convenience Store with Gas Station and Carwash.

**Staff Presentation:** Ashley Davis, Senior Planner

**Discussion:**

- Revised plan deletes oil change facility, adds carwash. [See attachment]
- Plan still includes ingress/egress on 521, despite Staff comment to remove. Highway corridor access management requirements not met.
- TIA not required at this point.
- Applicant has made inquiries about a sign variance.

- Is there a way to recommend dedicated turn lane on Possum Hollow? PC can recommend it, but Council cannot make it a requirement for approval in the absence of a TIA.
- CU can be denied on the basis of a site plan not meeting UDO requirements.
- Ask Engineering to look at the egress into 110 foot taper on Possum Hollow.

**b. CU-2022-2447 Tidal Wave Auto Spa**

Application by Advanced Engineering Services LLC for a Conditional Use Permit for Minor Maintenance and Repair (Auto) at location 4138 Doby's Bridge Road (TM# 0013-00-015.00), for the purpose of developing an automated car wash.

Staff Presentation: Matthew Blaszyk, Planner

Discussion:

- Existing Gate gas station, convenience store, and underground tanks will be removed.
- Impervious surface will be decreased
- Plan provides access to land-locked parcel on corner
- Sidewalks will be required in Highway Corridor Overlay

**c. UDO-TA-2023-0073 Sec 5.5.12, CWP Exemption**

Application by Lancaster County Administration to amend UDO Section 5.5.12 Shooting Ranges, to exempt CWP-only shooting ranges (Concealed Weapon Permit) from requirements of subsections (C), (D), (F) and (H) of 5.5.12. All other requirements applicable to shooting ranges would still apply.

Staff Presentation: Ashley Davis, Senior Planner

Discussion:

- County Attorney John DuBose will present the item on February 21, 2023
- Staff has concerns about equitable application and long-term consequences, and possible legal challenges.

**3. Other:**

- a. Review of Next Month's Agenda  
Pre-submittal conferences have taken place for two rezonings and one Conditional Use, but applications are not submitted/complete

**4. Adjourn**

Meeting was adjourned at 6:07 pm.





McAdams

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Charlotte, NC 28277  
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fax 919. 361. 2269  
license number: C-00552

www.mcadamsco.com

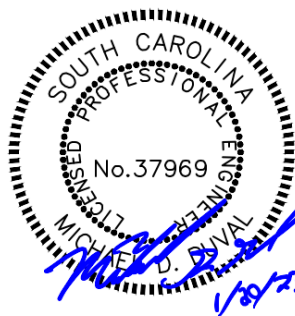
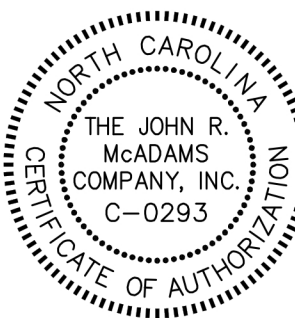
CLIENT

C4 CStore Holdings, LLC  
121 WEST TRADE STREET, SUITE 2550  
CHARLOTTE, NORTH CAROLINA 28202  
PHONE: 704.414.7472



C-STORES - POSSUM HOLLOW RD

PRELIMINARY DRAWINGS  
CONDITIONAL USE PLAN  
8857 CHARLOTTE HIGHWAY (SC 521)  
INDIAN LAND, SOUTH CAROLINA 29707



REVISIONS

NO. DATE

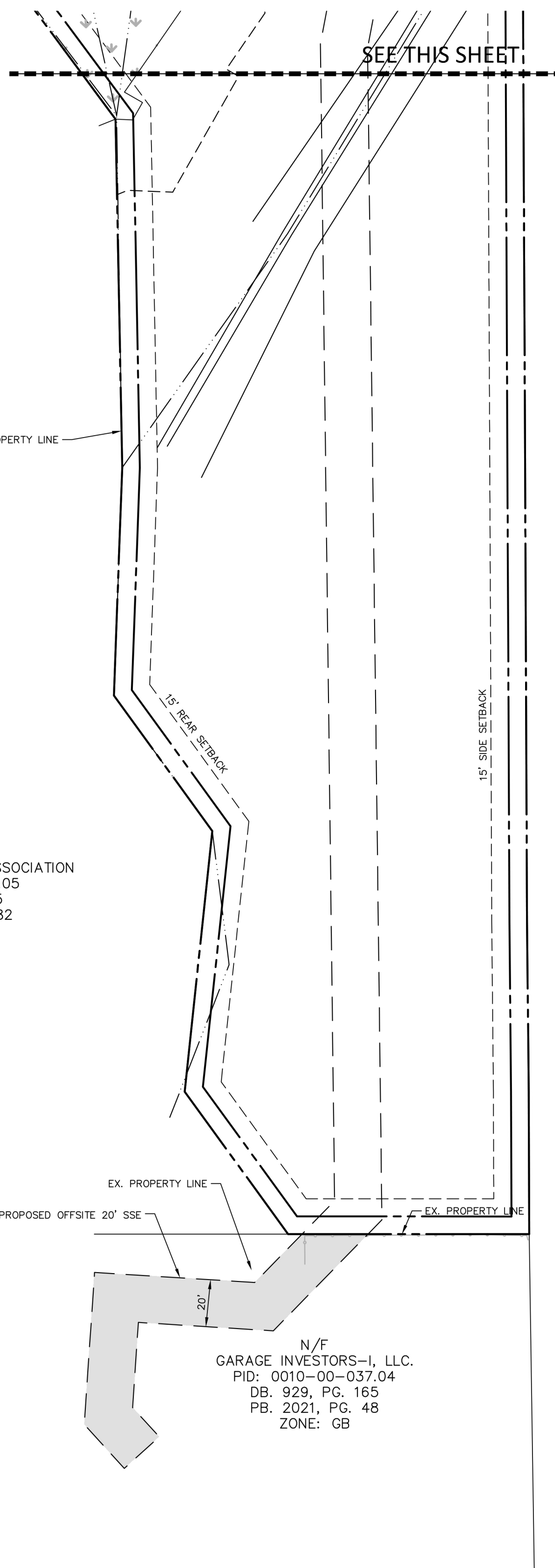
PLAN INFORMATION

PROJECT NO. CPR22010  
FILENAME CPR22010-S1 (ALT - Mavis)  
CHECKED BY MDD  
DRAWN BY CEG  
SCALE 1"=40'  
DATE 12. 02. 2022

SHEET

CONDITIONAL USE PLAN

EX.00



SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- BUFFER LINE
- WETLANDS

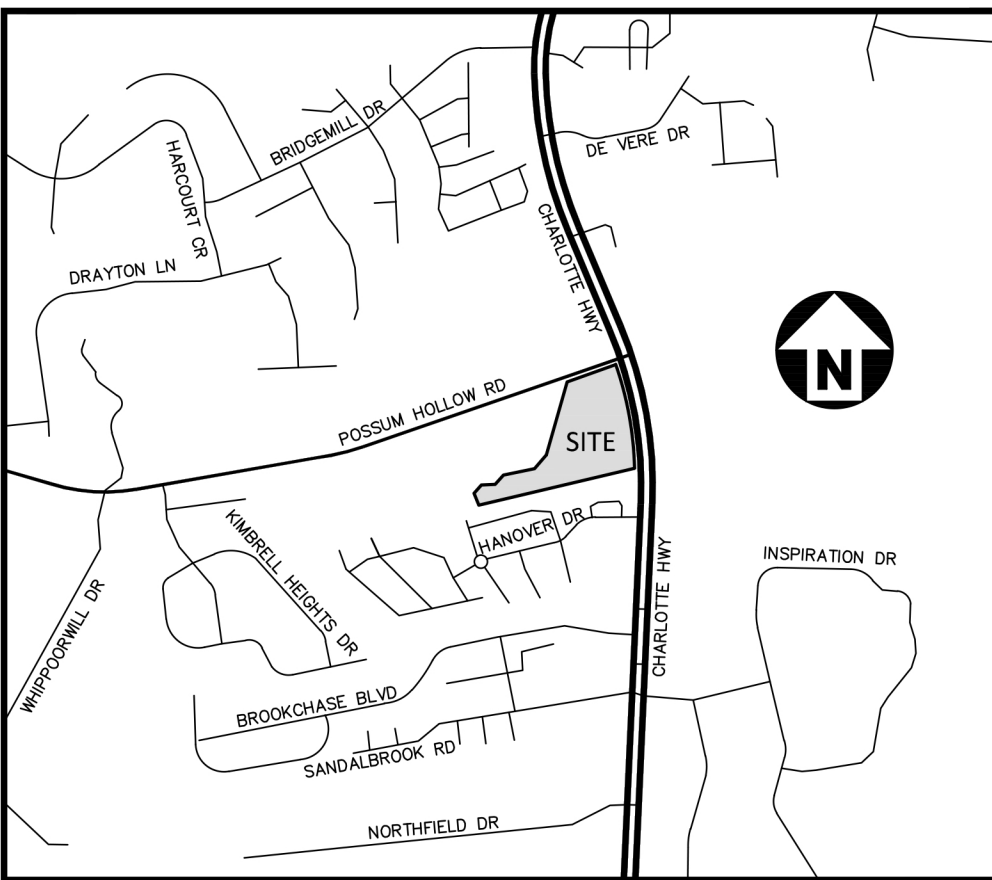
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



N/F  
FIRST BAPTIST CHURCH OF INDIAN TRAIL,  
NORTH CAROLINA  
PID: 0010-00-037.03  
DB. 1167, PG. 79  
PB. 9900, PG. 0844  
ZONE: INS

SITE DATA

CURRENT OWNER: ROSS M R ESTATE		
PIN:	LOT: 0010-00-037.00	ACREAGE:
DB:	E-6, PG. 2687	11.95 AC
PB:	PB. 2015, PG. 918	
ADDRESS:		8857 CHARLOTTE HWY, INDIAN LAND SC 29707
CURRENT ZONING:		GB (GENERAL BUSINESS)
CHARLOTTE HIGHWAY (SC 521) SETBACK:		50'
POSSUM HOLLOW ROAD SETBACK:		15'
SIDE YARD:		15'
REAR YARD:		15'
PROPOSED DEVELOPMENTS		
CONDITIONAL USE	PROPOSED USE:	GAS STATION/CONVENIENCE STORE
	BUILDING GROSS FLOOR AREA:	4,650 SF
	PARCEL AREA:	2.15 AC
CONDITIONAL USE	PROPOSED IMPERVIOUS AREA:	1.35 AC (61%)
	PROPOSED USE:	MINOR VEHICULAR MAINTENANCE/REPAIR SERVICE (CAR WASH)
	BUILDING GROSS FLOOR AREA:	4,160 SF
CONDITIONAL USE	PARCEL AREA:	1.24 AC
	PROPOSED IMPERVIOUS AREA:	0.98 AC (79%)



VICINITY MAP

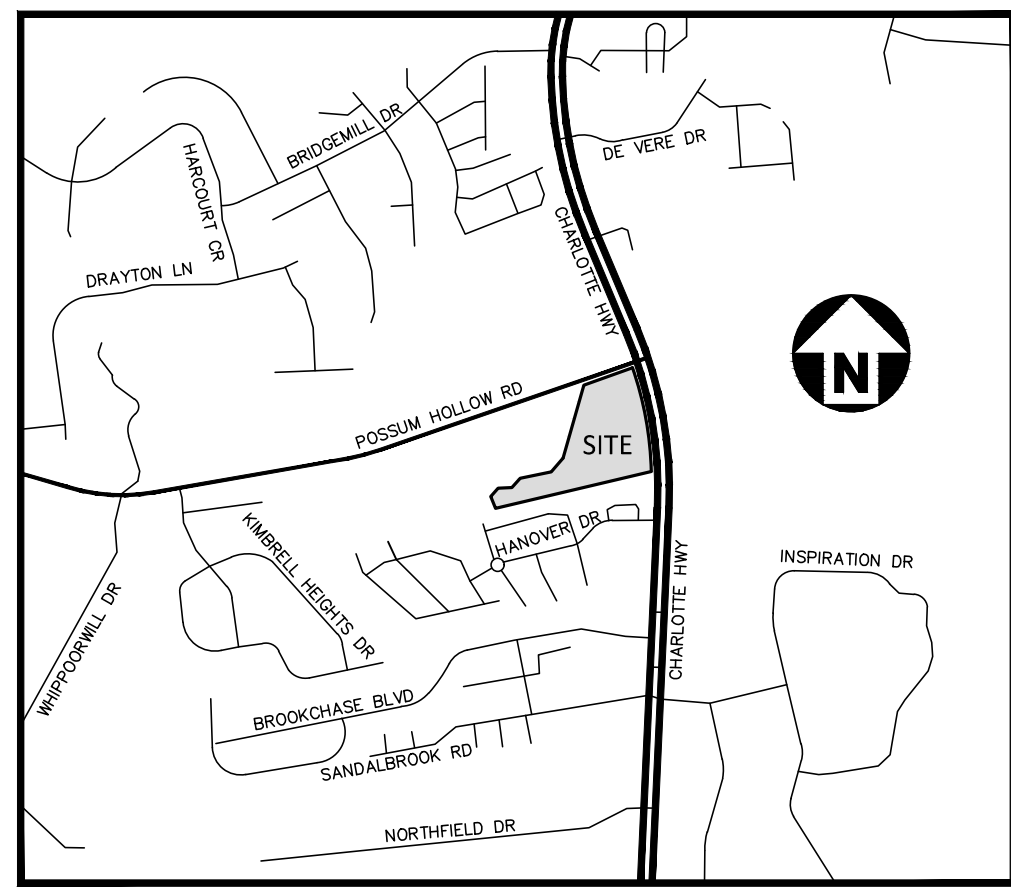
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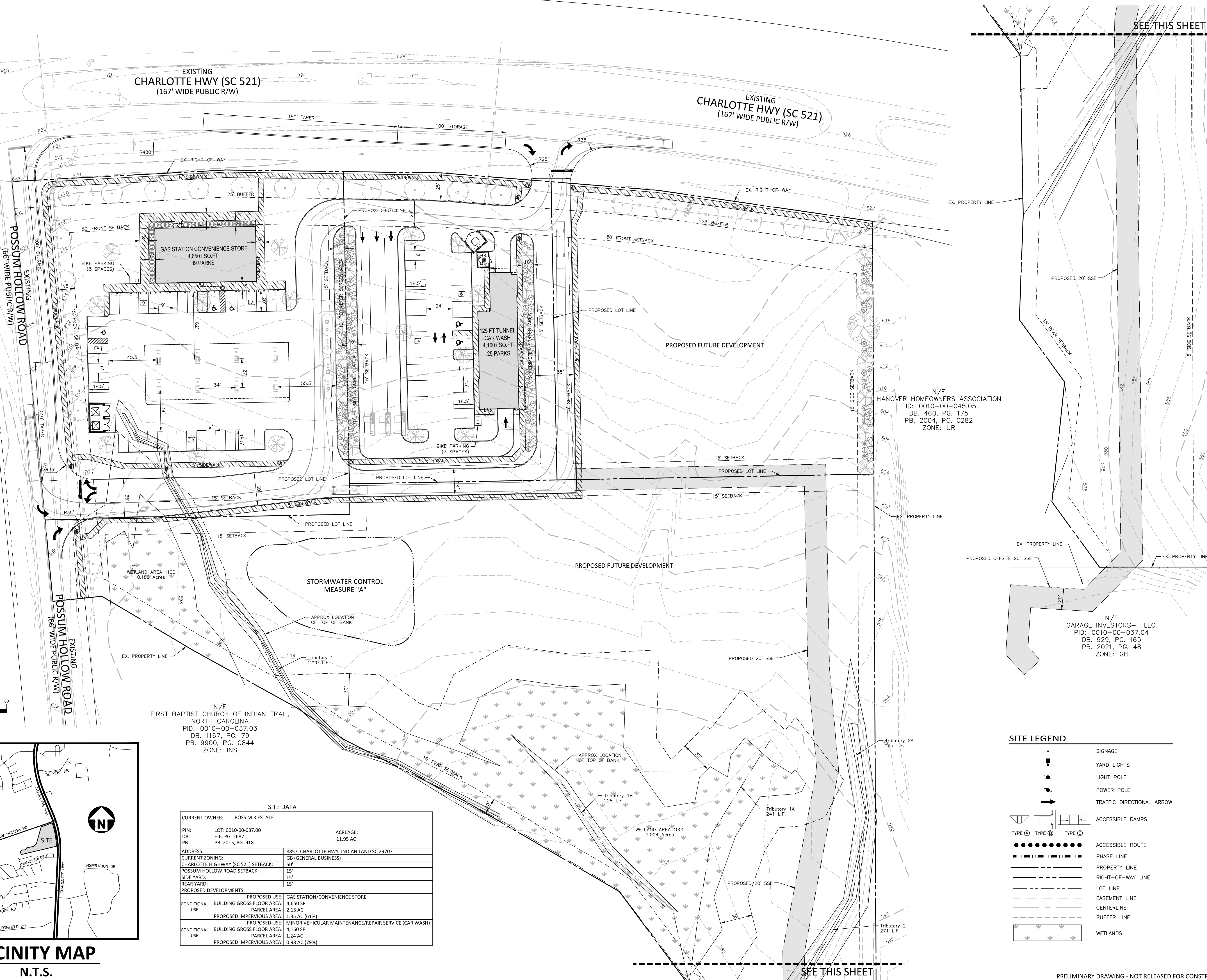
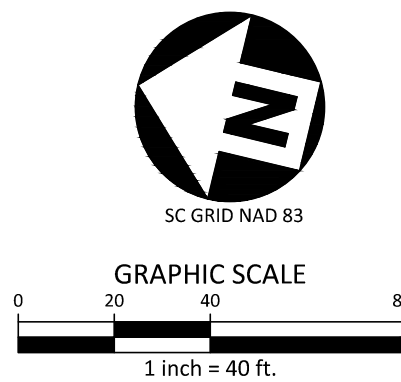
GRAPHIC SCALE  
1 inch = 40 ft.



I:\Projects\CPN\PR22010\04-Production\Engineering\Construction Drawings\Current Drawings\CPR22010-S1 (ALT - Mavis) dwg, 1/20/2023 2:29:11 PM, Carlos Guerrero Duran



VICINITY MAP  
N.T.S.



SITE LEGEND	
	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE RAMPS
	ACCESSIBLE ROUTE
	PHASE LINE
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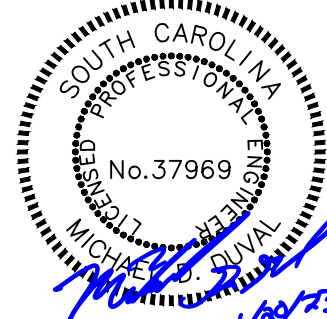
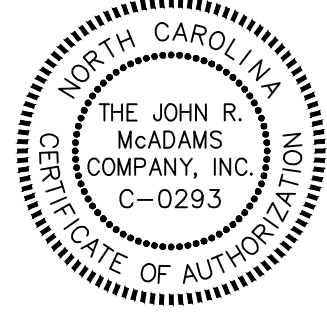
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INDIAN LAND, SOUTH CAROLINA 29707



REVISIONS		
NO.	DATE	DESCRIPTION
1	01.20.2023	PER 1ST COUNTY COMMENTS (CUP)

PLAN INFORMATION	
PROJECT NO.	CPR22010
FILENAME	CPR22010-S1 (ALT - Mavis)
CHECKED BY	MDD
DRAWN BY	CEG
SCALE	1"=40'
DATE	12.02.2022

**SHEET**

**CONDITIONAL USE PLAN**

**EX.01**