



Lancaster County
Planning Department
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planning@lancastercountysc.net

February 14, 2023

Kyra Schneider
McAdams
3430 Toringdon Way, Suite 110
CHARLOTTE, NC 28277

Project Number	20222126
Project Name	Possum Hollow C-Store
Location	8857 Charlotte Hwy, Fort Mill, SC
Stage	Conditional Use
Parcel(s)	0010-00-037.00
Status	Not Approved

Dear: Kyra Schneider

We have completed our review of the plan identified above. The comments listed on the attached report must be addressed and revised plans submitted with a response letter.

If the attached comments require changes to the plans, please submit the requisite number of sets, along with a pdf of the plan set on a CD, to the Lancaster County Planning Department.

Once revised plans are received, they will be submitted to staff for review.

Please be aware that plans will not be routed for review without a response letter

Sincerely,

Plan Review Comments

County Engineer - Stephen Blackwelder - 8035482406
sblackwelder@lancastersc.net

Conditional

Review Comments:

General Comments:

1. The 4-page conditional use plan does not provide adequate detail to formally comment, but the following are general items of note from the information given. More detailed comments can be given during the Civil Plan Review.
2. The area where Tributary 1 begins, we believe is the outfall from a pond upstream across Possum Hollow Road. What is the plan for this drainage? What is the Drainage Area for this flow? Are buffers required? Is this Waters of the State? Depending on the answers, US Army Corps of Engineer permitting may be needed to mitigate this area.
3. Wetland Buffers are being encroached on to construct the access point on Possum Hollow Road. Again, USACOE permits may be needed.
4. A traffic impact analysis will be needed for this project. Any onsite and offsite roadway improvements will need to be included in subsequent construction documents.

Fire Marshal - John Magette - 8032838888
jmagette@lancastersc.net

Conditional

Review Comments:

1. This is a use review only. Comments are offered as advisory comments if civil plans are submitted. A more detailed review will be completed at civil submittal.
2. Show locations of fire hydrants. All buildings must be within 500 feet of a hydrant measured as an apparatus would lay hose.
3. Provide an auto-turn diagram showing fire apparatus access using the Lancaster County Turning Template.

LC Water & Sewer District - Erin Evans - 8032856919
eevans@lcwasd.org

No Review Needed

Review Comments:

SCDOT - David Gamble - (803) 385-4280
GambleDD@scdot.org

Conditional

Review Comments:

Modifications are being made to the existing crossover along highway 521 (south of Possum Hollow) as part of The Exchange at Indian Land Project. Coordination will be required to see how your driveway will align with the new configuration.

Feasibility of the RI/RO access will be dictated by the TIA recommended mitigations as well as truck turning templates.

Planning - Ashley Davis - 803-416-9433
adavis@lancastersc.net

Not Approved

Review Comments:

Highway Corridor Overlay:

- 4.3.2.F.1: Front Façade of buildings shall be generally parallel to front property lines when placed along the corridor. Elevations were not submitted for the car wash facility, elevations submitted for the Gas station are wholly inconsistent with the HCO standards.
- 4.3.2.F.1.C: When fronting on the corridor ROW, buildings shall have access from the front and rear of the building. Elevations submitted for the Gas station are wholly inconsistent with the HCO standards.
- 4.3.2.F.3 and 4: Building Vernacular and Materials: Elevations submitted for the Gas station are wholly inconsistent with

the HCO standards.

-4.3.2.G: landscaping, buffering, and screening requirements are not accurately depicted within this plan set and will significantly impact the lot areas as depicted.

Base Design:

- 6.8: A TIA will be required and one has not been submitted at this time

- 6.8.4.A.4: Corner parcels located at an intersection of the corridor and an existing or proposed secondary street, including both public and private streets, shall obtain access from the secondary street. Where such parcels have 300 or more feet of corridor frontage, a point of access to the corridor may be considered if no other corridor access is located within 300 feet, and it adheres to SCDOT standards. Such additional access shall be considered on a case-by-case basis, and is subject to approval by the Administrator or SCDOT when applicable- The plan as proposed is inconsistent with this regulatory standard.

- 7.1.3.C: A minimum 6 foot wide area shall be provided for landscaping along any side of the building facing a public right-of-way. Up to 25 percent of the building width along the street may be utilized for entrance walkways,

- 7.1.4.C: A minimum perimeter screen is required along both streets and adjacent properties with a minimum width of 10'.

This would result in 20' of landscape area between the gas station and carwash facility . as currently shown it appears there is less than 10' depicted in some areas;

- 7.1.4.D: A landscape island is required every 10 spaces, there are still two locations where this is not applied.

- Additional landscaping standards apply but given the level of detail depicted on this plan it is unclear if these standards can be accomplished
