



MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION

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

MINUTES
Lancaster County Planning Commission
February 21, 2023 6:00 p.m.

Chairman Deese called the meeting to order at 6:00 p.m.

1. ROLL CALL: Quorum is present (7 Commissioners)

Commissioners Present:

Tamecca Neely	Ben Levine	James Barnett
Charles Keith Deese	Alan Patterson	Judianna Tinklenberg
Sheila Hinson (arrived 6:08 p.m.)		

Staff Present:

Allison Hardin, Interim Director	Clerk: Jennifer Bryan
Ashley Davis, Senior Planner	
Matthew Blaszyk, 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 agenda was also posted in the lobby of the County Administration Building for the required length of time, and was published on the County website.

2. APPROVE AGENDA

Chairman Deese called for a motion to amend the Agenda, deferring item 5b. CU-2022-2447 Tidal Wave Auto Spa to March 21, 2023; and granting withdrawal of Item 5c. UDO-TA-2023-0073 CWP Shooting Range Exemptions.

Motion to Amend by James Barnett; 2nd by Ben Levine.

Called vote: 6:0. **Motion approved unanimously.** [Sheila Hinson not present]

Chairman Deese called for a motion to approve the Agenda as amended.

Motion to Approve by James Barnett; 2nd by Ben Levine.

Called vote: 6:0. **Motion approved unanimously.** [Sheila Hinson not present]

3. **CITIZEN'S COMMENTS** [see Sign-In sheet attached]

Chairman Deese opened the floor to comments from the public.
[Sheila Hinson arrived in time to hear Citizens' Comments.]

- **Joseph DeGangi** (Barrington Ridge): Opposed to gas station on Possum Hollow [Public Hearing item 5a]. There are already numerous gas stations in the area. GB zoning intended to transition to pedestrian friendly areas, and this proposed use will do nothing to accomplish that. Plans need to create a cohesive community.
- **Sonja DeGangi** (Barrington Ridge): Opposed to gas station on Possum Hollow. Does not want overdevelopment like Independence Boulevard in NC.
- **Don Highley** (Barrington Ridge): yield time. Opposed to gas station.
- **Stacie Highley** (Barrington Ridge): yield time. Opposed to gas station.

4. **APPROVE MINUTES**

a. **January 17, 2023 Regular Minutes**

Chairman Deese called for a motion to approve January 17, 2023 Regular Minutes as written. Motion to Approve by Alan Patterson; 2nd by James Barnett. J. Tinklenberg and Ben Levine abstained as absent from 1/17/2023 meeting.

Called vote: 5:0. **Motion approved unanimously.**

b. **February 2, 2023 Workshop Minutes**

Chairman Deese called for a motion to approve February 2, 2023 Workshop Minutes as written. Tamecca Neely abstained as absent from 2/2/2023 meeting. Motion to Approve by James Barnett; 2nd by Sheila Hinson.

Called vote: 6:0. **Motion approved unanimously.**

5. **PUBLIC ITEMS**

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

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, presented the applications consistent with the staff report. Staff Recommendations: Denial.

Questions to staff:

- **Ben Levine** asked if the data on number of minor auto sites included the proposed big box project at The Exchange site across 521, which would likely have a filling station; Davis responded that only existing, not proposed sites were included in the count.
- **Ben Levine** asked if TRC/Staff comments had been addressed by revisions to plat; Davis replied that several key items had not been addressed.
- **Alan Patterson** asked if the revision had addressed the problem of ingress/egress on 521; Davis responded that the revised plat removed one entrance, but still showed an entrance accessing Hwy 521.

Comment from applicant(s):

Ben Johnson (Rock Hill), attorney for applicant. [See attachment: Note on Site Plan submission from review comments.]

- This application is for Conditional Use, not a full site plan approval. Applicant will continue to work with staff to refine the plan, but the proposed plat is not the final site plan and should not be judged as such.
- The proposed use is consistent with Chapter 5 requirements;
- The use is compatible with surrounding area;
- Gamble at SCDOT gave conditional approval of plan;
- No rezoning needed, and use is appropriate for GB;
- Traffic signal will be in place at intersection, addressing traffic/safety concerns;
- The parcel has natural buffers from surrounding properties;
- UDO does not specify any limits on proximity of similar uses.

Corey Baker (Crosland SE); [See attachment, 4pages- Site aerials and project narrative]

- Time constraints did not allow further staff discussion last week;
- Per attached illustration, there is a 2.7 mile void without gas stations on 521;
- Natural buffers: wetlands to the west (church) and topography to the south (residential neighborhood);
- Because of these features, only ½ of the site can be developed, and a third of that area will be a use other than auto/minor;
- Other referenced illustration shows trip generation information and Chapter 5 UDO requirements.

Public Hearing: (See attachments: Sign-in Sheets)

- **Joseph DeGangi** (Barrington Ridge): Opposed to gas station on Possum Hollow Find something more compatible with the rural area.
- **Corey Baker** (Applicant): no additional comments.

- **Sonja DeGangi** (Barrington Ridge): Opposed to gas station on Possum Hollow. Disagrees with developer that use is compatible. A gas station is redundant.
- **Don Highley** (Barrington Ridge): Opposed to gas station. Calling it something else is putting lipstick on a pig—it's still a gas station.
- **Stacie Highley** (Barrington Ridge): Opposed to gas station. Aren't there other uses that could be developed under GB? This use will bring additional traffic and raises safety concerns. She would rather drive 2.5 miles than have a gas station on this spot.

Chairman Deese closed Public hearing and called for a motion on item CU-2022-1926. In the interest of an action in the affirmative, Motion to Approve by Ben Levine; 2nd by Alan Patterson.

Discussion:

- **Ben Levine:** Made the motion in the interest of having an affirmative question on the floor; he does not support this proposed plan. The use is not at all compatible with the rural residential feel of the area.
- **Alan Patterson:** Concurs with Mr. Levine that the use is incompatible with the surrounding area. He also feels that the revised plan was not responsive to staff comments.
- **Tamecca Neely:** Concurs with above. Also notes that the use does not seem compatible with future land use plan.
- **Judianna Tinklenberg:** Agrees that the use is not compatible with the surrounding area.

Called vote: 7:0. **Motion is denied unanimously.**

Chairman Deese stated the item will go to County Council for consideration, and applicant will be notified of time and date.

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.

DEFERRED FOR CORRECTION OF APPLICATION/Owner Authorization.

c. UDO-TA-20230073 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.

APPLICANT REQUESTS WITHDRAWAL.

6. NEW BUSINESS

a. Overview of Next Month's Agenda:

- CU (Tidal Wave Auto Spa)
- TA for LCW&SD water tanks (building height exemption)
- SD-2021-2450 Pettus Pond

7. ADJOURN

Motion to adjourn by Alan Patterson; 2nd by Sheila Hinson. Motion approved by unanimous consent. Meeting adjourned at 6:57 p.m.

ATTACHMENT:

Sign-In Sheets



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5a: Citizens' Comments

General Comments or comments on matters not on tonight's agenda.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, February 21, 2023

Citizens are allowed 3 minutes per person to speak. Everyone speaking before Council will be required to do so in a civil manner. Council will not tolerate personal attacks on individual Council Members, County Staff or any person or group. Racial slurs will not be permitted. Council's number one priority is to conduct business for the citizens of this county.

PLEASE PRINT

✓ 1.	JOSEPH De Gangi
✓ 2.	SONJA De Gangi
✓ 3.	Don Higley
✓ 4.	Stacie Higley
5.	



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5a: CU-2022-2126 Corey Baker a/k/a/ Possum Hollow C-Store

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PLEASE PRINT

✓ 1.	Joe De Cang
✓ 2.	Corey Baker Applicant
✓ 3.	Sonza De Cang
✓ 4.	Don Higley

✓ 5.	<i>Travis Hughes</i>
6.	
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17.	

ATTACHMENT:

**Note from Review
Comments**

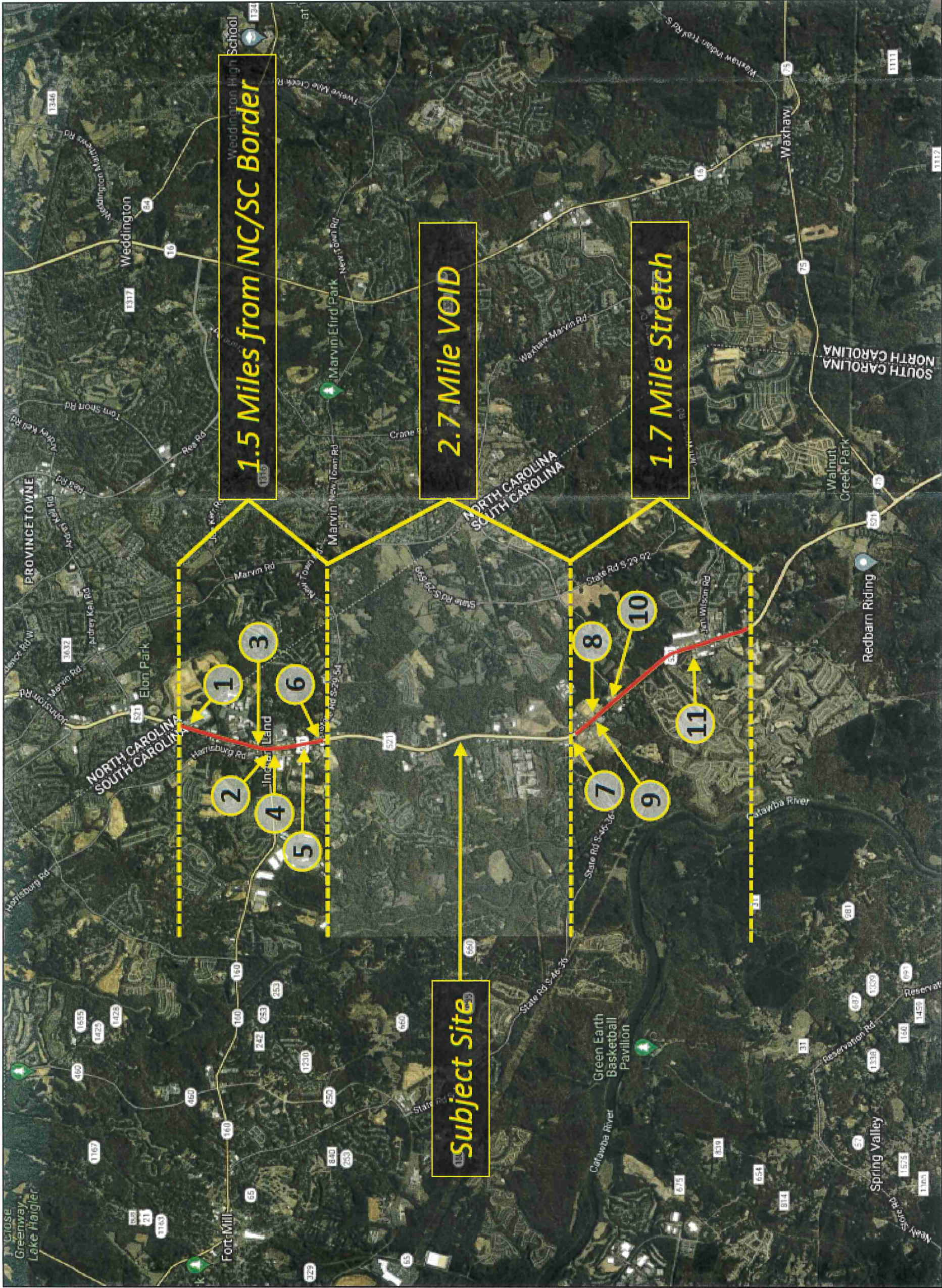
owner, and adjacent property owners.

- **Please note that upon approval of a conditional use, the applicant shall subsequently submit a site plan to The Lancaster County Planning Department for review. This site plan shall conform to the site plan process as enumerated in UDO Section 9.2.9 (Site Plan Process Chart)**

ATTACHMENT:

CROSLAND

Aerials and Illustrations





Approximate Trip Generation:

C-Store & Carwash (CUP)

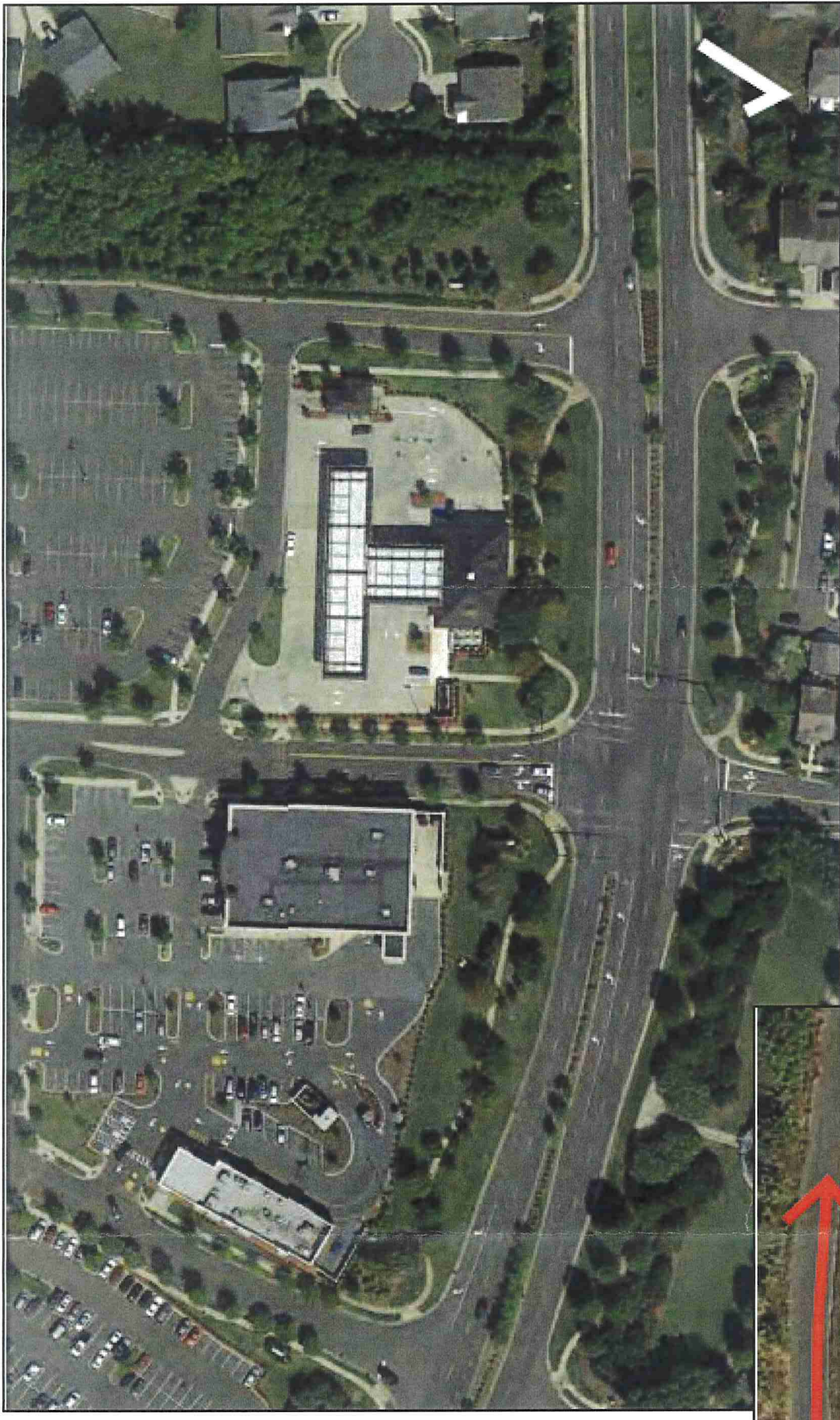
New AM Peak Hour Trips – 80

New PM Peak Hour Trips – 120

2 Fast Food Users (Allowable Use)

New AM Peak Hour Trips – 130

New PM Peak Hour Trips – 100



Supplementary Diagrams from UDO

Project Narrative

Located in northern Lancaster County at the intersection of Possum Hollow Road and Charlotte Highway (SC 521), Crosland Southeast is seeking a conditional use permit to construct a convenience store with gas and a tunnel carwash facility. Zoned General Business (GB) and located directly across the street from “The Exchange at Indian Land” (Planning Case Number: RZ-2021-06664), the 11.907-acre site is well suited for the proposed use, as this intersection is set to become a major retail corridor. The proposed future traffic signal at Possum Hollow Road will enhance access and improve safety conditions for drivers headed either direction on Hwy 521, making this site an ideal candidate for a convenience store. The physical characteristics of the subject site also lend well to the proposed use, as wetlands and topographical constraints will result in large natural buffer areas between the proposed automotive uses and the adjacent civic and residential areas (Exhibit A). The portion of the site labeled for future development is not a part of this application and will therefore serve as an additional buffer area between any automotive use and the townhomes in Hanover. The assessed value of the proposed improvements is estimated to exceed \$10M, with over \$4M in private cost allocated to horizontal site work and public infrastructure improvements including earthwork, stormwater control measures, road upgrades, public sidewalks, and utility extensions.

