



MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION

CHARLES DEESE, DISTRICT 3, CHAIRMAN
JAMES BARNETT, DISTRICT 5, VICE-CHAIRMAN
T. YOKIMA CURETON, 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
May 16, 2023 6:00 p.m.

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

1. ROLL CALL: Quorum is present (6 Commissioners)

Commissioners Present:

Yokima Cureton	Ben Levine	Sheila Hinson
Charles Keith Deese	Alan Patterson	Judianna Tinklenberg

Absent: James Barnett

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.

THE FOLLOWING IS A SUMMARY OF PROCEEDINGS. IT IS NOT A VERBATIM TRANSCRIPT.

2. APPROVE AGENDA

Chairman Deese called for a motion to approve the agenda.

Motion to Approve by **Alan Patterson** ; 2nd by **Sheila Hinson**.

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

3. CITIZEN'S COMMENTS [see Sign-In sheet attached] (None signed in)

Chairman Deese closed the floor to comments from the public.

4. APPROVE MINUTES

a. April 18, 2023 Regular Minutes

Chairman Deese called for a motion to approve April 18, 2023 Regular Minutes as written. Motion to Approve by **Ben Levine**; 2nd by **Sheila Hinson**.

Called vote: 5:0. **Motion approved.** (Y. Cureton not present at 4/18/2023 meeting).

b. May 4, 2023 Workshop Minutes

Chairman Deese called for a motion to approve May 4, 2023 Workshop Minutes as written. Motion to Approve by **Ben Levine**; 2nd by **Sheila Hinson**.

Called vote: 5:0. **Motion approved.** (Y. Cureton not present at 4/18/2023 meeting).

5. PUBLIC ITEMS

a. UDO-TA-2023-0344 C4 OP Owner LLC/Costco

Application by C4 OP Owner LLC to amend UDO sections 4.3.2 regarding Highway Corridor Overlay regulations; and section 7.4.5 Signage Standards. (In 4 parts).

Staff Presentation: Allison Hardin, Interim Planning Director, presented the application consistent with the staff report. Analysis in four parts:

1. Highway Corridor Overlay District: Standards and parking location. Exemption for hospitals and large-scale retailers.
2. Bicycle Parking
3. Signage Allowances
4. Definition of “Large Scale Retailer.”

Staff Recommendations: Alternative text options for each part [see attached slide “Summary”]

Questions to staff:

Ben Levine requested clarification (for Part 1 HCOD revision) of the revised building setback with 2 rows of parking. **Hardin** responded that the original total would have been 125, but with the addition of the 50-foot setback and the two rows, the total would be 175 feet.

Ben Levine (regarding Part 4 definition): How much of the “retailer” is dedicated to commercial- how to avoid a large warehouse with a retail portion that is only a small percentage of the space? I’m concerned with warehouse facilities defining themselves as “large-scale retailer.”

Hardin: The code definitions for warehouse and general retail will cover this.

Ashley Davis: there is code that deals with percentage of outdoor versus indoor storage, but in general there is a degree of interpretation on retail vs. “warehouse” because the code cannot be that specific on every potential use.

Judianna Tinklenberg: The corridor district purpose is concerned with aesthetics. Are there any changes to the landscape requirements?

Allison Hardin: Only insofar as they are affected by Section 4.3.2.

Ashley Davis: Landscape buffers are per Chapter 7 Parking Standards, they will not be affected by the proposed amendments to Chapter 4. They are not asking to be exempted from Chapter 7 standards.

JT: Will there be sufficient buffering/landscaping to protect residential area across the street?

Davis:: Landscape buffers are not required in this instance, other than what is required in parking design.

Y. Cureton: Regarding bicycle spaces, my concern is that employees who want alternative transportation, I think the number of spaces needs to be higher. Is there a formulaic way to arrive at a number?

Allison Hardin: I could not find a formula specific or applicable to this use and location, but you can make a recommendation for a higher number.

Y.Cureton: Is the signage area they are requesting the same as what applies in other areas of Lancaster, and in other places?

Hardin: Many places use a rule of 1 sf per linear foot of building, with a cap of a certain square footage. With a building this size the linear foot rule is insufficient.

Cureton: Per side?

Davis: No, the limit is for total area, not per side.

Sheila Hinson: I commend the staff for how much they put together in this presentation.

Chairman Deese: I concur, I've read all of this, and thank you for your work.

Ben Levine: Is TIA requirement triggered by zoning, or by use?

Ashley Davis: It is generated by use, but some consideration of zoning comes in with overlay districts. The ITA manual for trip generation data is based on use.

Alan Patterson: For parking lots, did the applicant request any amendment regarding lighting and glare reduction provisions?

Hardin: No, they did not request any change. One benefit in having buildings closer to the street is they provide a buffer for parking lot lighting.

Comment from applicant(s):

Yates Dunaway (on behalf of C4OP LLC/Crosland Southeast)

Regarding the TIA, "Discount Club" is a category with trip generation data.

Developers are amenable to staff alternatives for items 2, 3 and 4, but provisions in item 1 will have to be refined and renegotiated. For example, SCDOT asks for at least 250 feet from road ingress for drive aisle and stacking, so the plan cannot reduce that to 175 feet.

Hardin: You're referring to the entrance on 521?

Dunaway: Yes. Our plan places the building at 300 feet, allowing the 250 drive aisle plus 50 feet for additional parking near the front door.

Ben Levine: Is the second entrance required?

Y. Dunaway: no, it is preferred but not required.

Alan Patterson: Is the gas station located at the right?

Dunaway: Yes, it is at the upper right corner.

Ben Levine: The main entrance [of the building] is closest to 521?

Dunaway: Yes. The back corner is the loading, and tire center.

Alan Patterson [to staff]: Does this site plan reflect the requested distance from road?

Hardin: Yes. Our engineering staff reviewed it and agreed that 125 feet is not sufficient for stacking. But also keep in mind that this change will apply to the highway corridor as a whole.

Ben Levine: I see why you can't locate the traffic signal farther north, but having two entrances creates traffic problems in two places.

Dunaway: Yes, our traffic engineers came up with this as the best solution given the constraints of the site.

Ashley Davis: Ben, for reference, the Possum Hollow light is just north. Creek Bed location would be too close to the next traffic signal further north, which has already been planned by SCDOT.

Hardin: To clarify, the entrance will connect with Hanover?

Dunaway: DOT wants the traffic signal entrance for this site plan to be directly across from the Hanover development.

Ben Johnson (Attorney for applicant) Our request is not as broad as it seemed. We will provide staff with a revised text narrowing the scope of the application with regard to section 4.3.2. The main purpose is to receive relief from the requirement to front the building on the street, and have entrances at front and rear; we seek relief from the requirement for less than 45% of parking to the side. Also, representatives from MUSC have also signed up to speak; some of the requested changes will benefit hospital design.

Hardin: We will have to tweak the wording to isolate the sections you want to change.

Levine: So the subsections under F and G are not being requested for relief.

Hardin: We understood the intent, so we focused on those changes, but we did note the scope of the existing text in the report to acknowledge that the request needs to be refined.

Eric Brand, Front Royal VA (Costco representative): Worldwide we have 848 stores, we have built a lot of these. Our members have certain expectations. After walking the aisles, customers don't want to walk far to their car. I'm happy to answer questions.

Levine: Will there be a separate entrance for alcohol sales?

Brand: We are not planning on alcohol sales at this store. There will be one entrance.

Patterson: I understand your perspective regarding what your customers want, but I have to consider residents and commuters, if you're adding another traffic signal. Why is it not acceptable to have the building closer to the road?

Brand: Making left turns out of the parking lot will be next to impossible without a traffic signal. Locating the building closer to the road is problematic because of DOT traffic control measures. Because this retailer is a destination rather than an impulse decision, DOT sees a need for a traffic signal to control traffic entering and exiting. This determines much of the design layout.

Yates Dunaway: The traffic engineer looked at the possibility of having no signal, but the data indicated that this would cause traffic problems on 521. The topography of the site means that the building will sit lower than the street, the and slopes toward the creek, which will create some buffering as well as better aesthetics. Sitting close to the street makes sense for smaller buildings, but with a building this size it's better to sit off road.

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

- **Patrick Faulkner** (Keith Corporation, MUSC project). Supports this amendment as it will benefit the hospital's needs as well. We previously applied for a UDO Amendment, withdrawn due to state's certificate of need requirements. The parking design for hospitals and medical facilities has different needs than ordinary retail facilities and has more in common with these large scale facilities. We would look at providing parking on all sides of the building, as shown in the applicant's examples.
- **Samuel Walker** (Charlotte NC): Regarding the sample image of Grand Strand Regional [Hospital]. A hospital is one type of building that looks better with parking between the building and the street. Hospitals have several types of entrances: a main entrance for the general public; and entrance for ambulances and emergency vehicles; mechanical support & loading in the rear. He supports the text amendment in particular because it allows different designs for hospital parking. The demands of serving patients and the medical community require different standards for parking and entrances than commercial and retail operations.

Chairman Deese closed Public Hearing and called for a motion on item UDO-TA-2023-0344 C4 OP Owner LLC/Costco.

PART 1: HCOD Standards

Motion to approve part 1 (HCOD Standards), by Alan Patterson; 2nd by Judianna Tinklenberg. [After discussion of recommended alternatives language in the motion, these commissioners withdrew the motion.]

With clarification from applicant, the request is now:

- Exemption from F.1,
- two sections of G.1,
- F.1.c with added language
- G.1.a

Motion to approve part 1 amendment, changing “Section 4.3.2.F. 1(b) to ...F.1(c), and adding recommendations from staff per staff report, by **Ben Levine**. Seconded by **Alan Patterson**.

Discussion:

Alan Patterson: It seems reckless to make changes that impact the whole HCOD for one use. HCOD is in place for a reason, doesn't see justification for the change.

Ben Levine: The existing UDO didn't foresee this particular use. This gives us an opportunity before the full UDO change, to make some changes. The parking still has some restrictions that give flexibility. The hospital use definitely requires different parking design.

Called vote: 3:3. **Motion fails for lack of majority.**

BL For AP Against SH For JT Against YC Against CD For

PART 2: Bicycle Parking 7.2.6.

Motion to approve with alternate recommendations by staff, by Ben Levine; 2nd by Judianna Tinklenberg.

Discussion: no comments.

Called vote: 5:1. **Motion is approved.**

BL For AP For SH For JT For YC Against CD For

PART 3 : Signage Allowances

Motion to approve with alternate recommendations by staff, by Ben Levine; 2nd by Alan Patterson.

Discussion: no comments.

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

BL For AP for SH For JT For YC For CD For

PART 4: Definitions

Motion to approve alternate recommendations by staff, by Ben Levine; 2nd by Yokima Cureton.

Discussion:

Ben Levine: we do not have any limit on percentage of store devoted to warehousing rather than consumer retail space. Would support any amendment to cover this, or input from staff as to whether this would be appropriate.

Davis: Given the way these stores warehouse merchandise on the sales floor, it would be difficult to draft language that would be adequate.

Hardin: it would be very difficult to draft such language to take into account the potential uses.

Levine: I will not add this to the motion, but just a request to staff to look at that language.

Patterson: My inclination would be not to focus on the storage space, but percentage of space open to the general public, to avoid large warehouses with a small sales floor.

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

BL For AP For SH For JT For YC For CD For

Chairman Deese stated the item will go to County Council for consideration, and applicant will be notified of time and date. Item 1 will not have a recommendation attached.

b. RZ-2023-0344 C4 OP Owner LLC /Costco

Application by C4 OP Owner LLC to rezone approximately 28.01 acres at and adjacent to 8918 Charlotte Highway (TM # 0010-00-029.00) from Light Industrial (LI) to Regional Business (RB) district, in order to develop a retail facility with ancillary gas station.

Staff Presentation: Matthew Blaszyk, Planner, presented the application consistent with the staff report. Staff Recommendations: No recommendation. DA requires written agreement between County and owner for change of zoning district.

Questions to staff:

Alan Patterson: How will the County address the loss of LI property?

Davis: The DA designates this property for “Economic Development Project,” Costco is such a project. The site is complex and there is not a direct recommendation because it is a nuanced issue.

Hardin: The Comprehensive Plan will designate additional areas for development.

Y. Cureton requested clarification of the differences between RB and LI zoning.

Davis: Generally LI reserved for larger-scale economic development projects, such as Continental Tire or Nutramax headquarters; as opposed to heavy industrial like a concrete plant with a lot of outside noise.

Comment from applicant(s):

Yates Dunaway: Restrictions were placed on this particular parcel in the DA, so it is not fully usable for all LI uses, in order for it to be compatible with surrounding development. We will be happy to work with Council to meet any requirements of the DA with regard to a written agreement.

Questions from Commissioners:

Judianna Tinklenberg: Is the requested use by-right in RB district?

Blaszyk: Yes, it is. No Conditional Use application is required.

Alan Patterson: Does LI use have higher or lower traffic per use?

Davis: It depends on the specific use, but in general the uses are very comparable.

Public Hearing: (See attachments: Sign-in Sheets). None signed in.

One comment submitted online, see attachment.

Chairman Deese closed Public hearing and called for a motion on item RZ-2023-0344 C4 OP Owner LLC /Costco.

Motion to approve by **Alan Patterson** ; 2nd by **Ben Levine** .

Discussion:

Ben Levine: The uses for LI that we would want to designate for Indian Land would not likely be permitted in this parcel, due to its including as part of The Exchange mixed-use development, so I support the change.

Alan Patterson:/ Ben Levine withdrew motion and 2nd; restated as Motion to Approve with Staff Recommendations.

Called vote: 5:1. (Tinklenberg Against). **Motion is approved.**

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

c. SD-2022-1205 Riverchase Sec 3

Application by Riverchase Estates Partners LLC for a Preliminary Plat for approximately 806.12 acres located along Riverside Road north of the intersection with Cobblestone way (p/o TM # 0030-00-002.00), for a phase of the larger Riverchase development, consisting of 251 single-family homes, minimum lot size one acre.

Staff Presentation: Ashley Davis, Senior Planner, presented the application consistent with the staff report. The development is subject to Ordinance 892 and the 2008 Development Standards and has a Development Agreement.

Staff Recommendations: Conditional Approval: **Within 60 days of this meeting**

- Resolution of outstanding TRC/Staff Comments specific to the Preliminary Plat;
- The submission of a modified development schedule and narrative of explanation and justification as required by section 1.07 of Ordinance # 892 to be distributed to County Council for review.
- Acquisition of an updated Encroachment Permit from the Lancaster and Chester Railroad LLC. Per L&C Railroad, there is potential for the line to be re-activated, and L& C has concerns about placement of a level crossing at a blind curve as shown on the plat.

Questions to staff:

Alan Patterson: Can they add smaller lots if sewer service is extended?

Davis: Lot size requirements are in the Development Agreement, if they were to add more lots they would have to come back before Planning Commission.

Alan Patterson: Is the TIA for this section, or the whole development?

Davis: The TIA included is for the existing and future sections.

Alan Patterson: Do they pay a lump sum for the Fire Station, what is the sum?

Davis: Started at 1.2 million, it is increased on the same scale as the rooftop fees, so it has gone up. It would not fund the whole thing, but it would be a significant portion of the cost of a fire station.

Ben Levine: Is 60 days enough for the applicant to meet the conditions?

Davis: The only one I'm concerned about is the L&C encroachment permit. If it can't be resolved, they will come back to Planning Commission.

Comment from applicant(s):

Brandon Pridemore: The developer purchased an encroachment permit in 2008, that issue can be addressed quickly. The development is moving forward now because of the increased interest and development in this area since COVID. The minimum lot size under R-30 zoning (extant in 2008) is 30,000 sq.ft, not one acre, but only one lot in this section is under one acre. The fire station has not been completed, because it was offered to the County but there is a requirement that the station be built within 12 months of turning it over, and the County was not ready to build.

Questions from Commissioners:

Judianna Tinklenberg: Are there additional amenities planned in this section?

Pridemore: No, the amenities are those shared with other sections. There will be trails. There is no obligation in the development agreement to create other amenities.

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

- **Daniel Gates:** (deferred)
- **Daniel Badillo** (Riverchase): Concerned about safety on Route 5 and Riverchase Road, the danger from logging trucks will only increase with construction traffic. Please put a light at the intersection to address safety issues.

Davis: Catawba Council of Governments (COG) are planning intersection improvement at that intersection within the next year, a re lining up funding. This group will be working with COG on this project.

- **Maria Siffert** (Riverchase resident): Is there anything in the plan about realigning the School Districts?

Davis: The School District controls the assignment, we are in conversation to get more input on future planning for schools.

- **Maria Siffert:** Is there commercial use planned for any of this land?

Davis: We don't have immediate information, if you leave your contact I can find out.

- **Siffert:** Thank you. Also, we were promised certain amenities such as a kayak launch, and those have not been built.

Davis: Unless it's outlined in the Development Agreement, or is part of the code, we have no way to enforce that.

Chairman Deese closed Public hearing and called for a motion on item SD-2022-1205 Riverchase Sec 3.

Motion to approve with staff recommendations 1 & 2, by **Alan Patterson**; 2nd by **Yokima Cureton**.

Discussion:

Alan Patterson: Concerned about the Van Wyck Fire District being impacted by the development.

Ben Levine: Even though the developer thinks they have an encroachment from the railroad, we need to be sure. I would like to **amend the motion** to add staff recommendation 3, to make sure the permit is in place. 2nd by **Sheila Hinson**.

Called vote:

Amendment: Vote: 6:0. **Amendment is passed.**

Motion vote (as amended): 6:0. **Motion is unanimously approved.**

The Planning Commission makes final decisions regarding preliminary plats.

[Chairman Deese called a recess at 8:57 pm.]

[Meeting resumed at 9:02 pm.]

d. RZ-2023-0531 Crossridge 4

Application by Ben Cerullo on behalf of Crossridge Development LLC to rezone parcels at and adjacent to 8574 Charlotte Highway: 1.79 acres (p/o 0010-00-059.00) and 1.31 acres (p/o 0010-00-016.02) from PDD-26 to Regional Business (RB); ad 1.09 acres (p/o 0010-00-057.00) and 1.62 acres (p/o 0010-00-056.00) from Regional Business (RB) to PDD-26, to adjust boundaries of parcels under current development.

Staff Presentation: Ashley Davis, Senior Planner, presented the applications consistent with the staff report. Crossridge and the PDD were not originally intended as one project, but the later Master Plan combined the two. This step will realign parcel boundaries and zoning to conform to the road boundaries. Staff Recommendations: Approval.

Questions to staff:

Ben Levine; Are there any issues on transfer of development rights with the PDD?

Davis: The subject properties are now all under common ownership, which resolved any issues in development rights.

Comment from applicant(s):

Matthew Levesque ESP Associates: A Minor Subdivision application has been submitted, waiting for approval of rezoning to complete. The sues proposed are allowed in both zoning district, we are just cleaning up parcel boundaries for site plans.

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

Waylon Wilson (Legend Oaks Court, Indian Land): Not opposed to addition or deletion of property in the PDD, but the current proceeding does not follow the requirements of SC State Code 6.29, Ordinance 2015-1346, and the County UDO Sec 13.12.2 in effect when the PDD was created. County must follow the proper procedure. Do not sidestep the legal and required process. I have documentation if any would like to look at it.

Davis: If Mr. Wilson will email me the material, I will forward it to the County Attorney, who will be present at the three readings before County Council, if the case is moved forward.

[Mr. Wilson declined to email any documents, or provide them to the Clerk.]

Chairman Deese closed Public hearing and called for a motion on item RZ-2023-0531 Crossridge 4.

Motion to approve by **Sheila Hinson**; 2nd by **Yokima Cureton**.

Discussion:

Alan Patterson: There's a lot of undeveloped area in this PDD, and it's an eyesore. For the updated Comp Plan, can we include landscape and maintenance standards for "prepped" but undeveloped land? Some of these projects sit for years with acres of barren dirt.

Ben Levine: Regarding Mr. Wilson's concerns, please make sure that the Attorney is made aware of this.

Hardin: We will do so.

Yokima Cureton: When will the Comp Plan be ready?

Hardin: In about 18 months.

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

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

6. NEW BUSINESS

a. Overview of Next Month's Agenda

- MDR Text Amendment
- CSOD Text Amendment
- Road Hierarchy Text Amendment
- Patterson Preserve vested rights
- RZ (Johnson) MDR to MH
- RZ (Ellis) RN to AR
- CU Tommy's Car Wash
- New Road Names

b. Update on projects:

Comprehensive Plan: drafting Land Use Plan, which will form the foundation for much of the remaining work.

UDO revision: When requests come in for amendments, we cannot refuse. If the amendment is approved, it will be added to the new UDO revision

c. Other: Discussion of alternate dates/ locations for September Workshop (9/7).

Staff has been apprised that Workshop will conflict with another use in Conference Room in September. Looking at alternate locations. Commissioners are amenable to use of Admin. Conference Room, or to Historic Courthouse for Workshop.

7. ADJOURN

Motion to adjourn by Sheila Hinson, 2nd by Ben Levine. Motion approved by unanimous consent. Meeting adjourned at 9:25 p.m.

Summary

	Request	Alternative
Item 1	Exemption from building to street	Add 125 feet to existing setback
Site	No maximum front setback	Add 125 feet to existing setback
Design	No requirement to have front and rear entry	Alternative side door vs rear door
	No preference for villages vs strip development	<i>None - Recommended to keep</i>
	No parking location restrictions	Add two aisles of parking between road and structure
	No limit on side yard parking	<i>None - Recommended to keep</i>
	No requirement for landscaping features	<i>None - Recommended to keep</i>
	No requirement for pedestrian safety	<i>None - Recommended to keep</i>
Item 2	Require 3 bicycle parking spaces, short term	Same as commercial but capped at 15 spaces
Bikes	No requirement for long term bicycle parking	1 for every 50 employees
Item 3	Increase wall signage from 75 sq ft to 1,600 sq ft	Increase to 800 sq ft
Wall Signs	Allow signage on all four walls	Allow on two walls
Item 4	Define "large-scale retailer" as 100,000 sq ft or more	Removed reference to "general commercial"
Definition	Links definition to existing General Commercial use	Removed specifics of "retail warehouse"

SIGN IN ONLY IF YOU WISH TO SPEAK

Lancaster County

South Carolina

PLANNING COMMISSION Public Hearing Sign In Sheet

Item 3: CITIZEN'S COMMENTS

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

For comments on specific agenda items under discussion, please sign in on the appropriate sheet.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, May 16, 2023

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

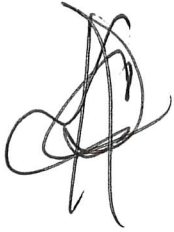
PLEASE PRINT

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SIGN IN ONLY IF YOU WISH TO SPEAK

Lancaster County

South Carolina



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5a: UDO-TA-2023-0344 C4 OP Owner LLC/ Costco

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(In 4 parts)

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PLEASE PRINT

✓ 1.	Patrick Faulkner
✓ 2.	Samuel Walker
3.	
4.	

SIGN IN ONLY IF YOU WISH TO SPEAK

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South Carolina



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5b: RZ-2023-0344 C4 OP Owner LLC/ Costco

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PLEASE PRINT

1.	CITIZEN'S COMMENT SUBMITTED ONLINE: WENHAO GAI, IN SUPPORT OF COSTCO PROJECT
2.	
3.	
4.	

SIGN IN ONLY IF YOU WISH TO SPEAK

Lancaster County

South Carolina

PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5c: SD-2022-1205 Riverchase Sec 3

Application by Riverchase Estates Partners LLC for a Preliminary Plat for approximately 806.12 acres located along Riverside Road north of the intersection with Cobblestone way (p/o TM # 0030-00-002.00), for a phase of the larger Riverchase development, consisting of 251 single-family homes, minimum lot size one acre

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PLEASE PRINT

1.	Daniel Gates (on behalf of Applicant/developer)
2.	Daniel Badillo
3.	MARIA SIRRENT
4.	

SIGN IN ONLY IF YOU WISH TO SPEAK

Lancaster County

South Carolina



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5d: RZ-2023-0531 Crossridge 4

Application by Ben Cerullo on behalf of Crossridge Development LLC to rezone parcels at and adjacent to 8574 Charlotte Highway: 1.79 acres (p/o 0010-00-059.00) and 1.31 acres (p/o 0010-00-016.02) from PDD-26 to Regional Business (RB); ad 1.09 acres (p/o 0010-00-057.00) and 1.62 acres (p/o 0010-00-056.00) from Regional Business (RB) to PDD-26, to adjust boundaries of parcels under current development

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PLEASE PRINT

1.	Waylon Wilson
2.	
3.	
4.	



Citizen Comment

Lancaster County

Submitted On:

May 16, 2023, 03:29PM EDT

Agenda Item for Discussion: C4 OP Owner LLC / Costco

Meeting Date: May 16, 2023 03:28 PM

Full Name
First Name: Wenhao
Last Name: Gai

Phone Number 6463880199

Email calvingai@lgcpartners.com

Address: 668 Penny Royal Ave
Fort mill sc 29715

Citizen Comment - Regarding Agenda Item: It's essential for our community to welcome a Costco into our neighborhood.

This would grant local residents access to reasonably priced groceries. Furthermore, the introduction of this new facility would create increased job opportunities for the working class. Given the challenges presented by inflation, an increase in competition will certainly serve to benefit the citizens and neighbors in our vicinity.