

Planning Commission Members

District 1: Rosa Sansbury
District 2: Vedia Hatfield
District 3: Charles Deese, Chair
District 4: James Barnett, Vice-Chair
District 5: Matthew Jones
District 6: Sheila Hinson
District 7: Ben Levine

**County Attorney**

John K. DuBose III

Clerk to Planning Commission**Development Services Director**

Rox Burhans

July 21, 2020

6:00 PM

**101 North Main Street
Lancaster, SC 29720**

**LANCASTER COUNTY PLANNING COMMISSION
County Council Chambers, County Administration
Building, 101 North Main Street, Lancaster, SC 29720**

AGENDA

- 1. Call to Order Regular Meeting and Roll Call Vote**
- 2. Election of Officers**
- 3. Citizens Comments**

[While in-person Citizens Comments are not currently suspended, due to public health and safety considerations and the need for continued social distancing, the County is strongly encouraging citizen input and comments be submitted in writing prior to the meeting. Comments may be submitted via mail to ATTN: Sherrie Simpson, Post Office Box 1809, Lancaster, SC, 29721, email at ssimpson@lancastersc.net or by using the following link on our website where you can submit Citizens Comments online (look for the link on the right hand side of the page) - <https://www.mylancastersc.org/index.asp?SEC=DF11C6C4-BC53-4CD5-8A07-0847EAA1F478> Comments must be no longer than approximately 3 minutes when read aloud. Comments received will be acknowledged during the Citizens Comments portion of the meeting. Comments will need to be received prior to 4:00 p.m. on the day of the meeting. Please use the same link above in order to submit input/comments for Public Hearings.]

- 4. Approval of the Agenda**
- 5. Public Items**

- a.** Approval of Minutes from 6-16-2020 and 7-2-2020
Planning Commission Minutes: 6-16-2020
Planning Commission Workshop Minutes: 7-2-2020
- b.** RZ-020-1180 Mark Haldeman*
Rezoning of a 14.61-acre parcel of land from Low Density Residential (LDR) District to Medium Density Residential (MDR) District
[Public Hearing]
- c.** CU-020-1187 Roman Liventsov*
Conditional Use Application to Permit a Non-Franchised Car Dealership.
[Public Hearing]
- d.** RZ-020-1252 Whitehall Development Group, LLC*

Request to rezone a 14.809-acre parcel of land from Mixed Use (MX) District to Regional Business (RB) District

[Public Hearing]

- e. RZ-020-1253 Whitehall Development Group, LLC*

Request to rezone a 6.67-acre parcel of land from Institutional (INS) District to General Business (GB) District

[Public Hearing]

- f. CU-020-1223 903 Motors, LLC *

Conditional Use Application to Permit a Non-Franchised Car Dealership.

[Public Hearing]

6. **New Business**

- a. Overview of next month's Agenda

- b. Other

7. **Adjourn**

**The Planning Commission makes a recommendation to County Council on these items.*

Recommendations made at this meeting are tentatively scheduled for consideration by County Council in the following month. County Council agendas are posted online at <https://lancastersc.novusagenda.com/agendapublic/meetingsresponsive.aspx>

***The Planning Commission makes the final decision on these items.*

Anyone requiring special services to attend this meeting should contact 285-1565 at least 24 hours in advance of this meeting. Lancaster County Planning Commission agendas are posted at the Lancaster County Administration Building and are available on the Website: www.mylancastersc.org

Agenda Item Summary

Ordinance # / Resolution #: N/A

Contact Person / Sponsor: Ashley Davis / Planning

Department: Planning

Date Requested to be on Agenda: 7/21/2020

Issue for Consideration:

Whether to approve the minutes

Points to Consider:

The minutes are attached for the Committees review and consideration.

Recommendation:

Approve the minutes as written.

ATTACHMENTS:

Description	Upload Date	Type
6-16-2020 Draft Minutes	7/14/2020	Exhibit
7-2-2020 Draft Workshop Minutes	7/14/2020	Exhibit



MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION

ROSA SANSBURY, DISTRICT 1
VEDIA HATFIELD, DISTRICT 2
CHARLES DEESE, CHAIRMAN DISTRICT 3
JIM BARNETT, VICE-CHAIRMAN DISTRICT 4
MATT JONES, DISTRICT 5
SHEILA HINSON, DISTRICT 6
BEN LEVINE, DISTRICT 7

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

**JUNE 16, 2020
MINUTES**

Members Present: Charles Deese, Jim Barnett, Sheila Hinson, Rosa Sansbury, Ben Levine, and Matt Jones. A quorum of Lancaster County Planning Commission was present for the meeting.

Members Absent: Vedia Hatfield

Others Present: Rox Burhans, Development Services Director; Ashley Davis, Planner; Alison Alexander, Deputy County Administrator; and Tommy Morgan, County Attorney

The following press were notified of the meeting by email in accordance of 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 the required length of time and on the County website.

Call meeting to order

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

Vote to approve the Agenda

Jim Barnett moved to **approve** the Agenda and Sheila Hinson seconded the motion, which passed by a vote of 6-0.

VOTE: UNANIMOUS MOTION CARRIED

Chairman Deese confirmed that no one has signed to speak for the Citizens Comments. Also, welcomed Matt Jones to the Planning Commission in replacement of Tommy Dabney.

Approve Minutes

Ben Levine moved to **approve** the minutes of the May 19, 2020 regular meeting and Jim Barnett seconded the motion, which passed by a vote of 5-0 with Matt Jones abstaining due to this being first meeting.

VOTE: UNANIMOUS MOTION CARRIED

Public Hearing

RZ-020-1030 – SURENDAR BHANDARI

TM#: 0016-00-040.00

Zoning: LDR (Low Density Residential) District

Applicant: Surendar Bhandari and Ritu Bhandari

Ashley Davis /Planner: Provided an overview of the application to rezone a 4.97-acre portion of the property on 521 which is currently zoned Low Density Residential (LDR) District and has been requested to become Neighborhood Business (NB) District. Ms. Davis stated that a portion of this property was attempted to be rezoned one or two years ago; however a plat was never submitted for that property. Everything in the area is predominantly zoned LDR District. Directly across the street you have Southern Paws. With this rezoning they are proposing to put a new strip-mall. The current recommendation is to deny the rezoning until such time that a master plan is developed for the area, which would give more guidance on how to deal with commercial rezoning. Most of the lots in this area for sale right now and we expect to see more rezoning for the area. We recommend a master plan be developed for entire area instead of doing these one at a time.

Sheila Hinson /Planning Commission: Asked if they are requesting a strip-mall and doctor office.

Chairman Deese: Iterated that we cannot hold them to that proposal.

Ashley Davis /Planner: Answered yes.

Ben Levine /Planning Commission: Asked if this was part of the small area plan that was discussed; asked if this is north of that.

Ashley Davis /Planner: Stated that there is an area that is south of panhandle and still north of the small area plan area, and this falls into that small segment of space.

Chairman Deese: Commented that there is Institutional District zoning behind this property and NB District zoning in four different locations across the road from it and another business has already been approved below it. He speculated that not only the commission but staff realizes this area is going to go commercial at some point. Questioned if we should hold up someone waiting on a master plan if we are going to end up in the same place anyway.

Jim Barnett /Planning Commission: Stated that he concurs with Chairman Deese and questioned why would pick this one when we have approved the other ones. Noted that sooner or later you have to stop, and that he feels it is unfair to the others before us and will hear them out.

Chairman Deese: Announced that the applicant is not here and that, as no one has signed to speak to this matter, will consider the Commission out of public hearing. Chairman Deese asked for a motion.

Jim Barnett /Planning Commission: Made a motion to **approve**, which was seconded by Sheila Hinson.

Chairman Deese: Asked for any discussion.

Ben Levine /Planning Commission: Stated that as he was not present for the April meeting he is not able to discern from the minutes why this was here two months ago and why it is back now. Asked for clarification. Also asked if this is for the remaining or the other one. The previous recommendation for approval that was recommended 3-1 on April 21st is this one separate or a part of that and then goes to counsel?

Ashley Davis /Planner: Iterates that the item discussed at the April meeting was not this property, but for land four properties down.

Chairman Deese: Commented that Mr. Levine is referring to the original request that was on this property - a portion of this property - that is now included into this, the second request.

Ashley Davis /Planner: Stated that two years ago this property came through for a rezoning. Currently, we require plats to be submitted and recorded prior to third reading before County Council when the rezoning is associated with a property to be subdivided. However, the plat was never submitted and therefore the rezoning never went into place as we cannot partially rezone property. The original rezoning was for an acre and a half and the current rezoning is for 4.9 acres.

Rosa Sansbury /Planning Commission: Stated her thoughts of another strip mall as being too many along US-521. She expressed her thoughts that there is a point that there are enough strip malls and vacancies.

Chairman Deese: Expressed his thoughts that waiting for a master plan that has not been developed. That, as a commission, do you hold up the land owners that are waiting to develop and sell, while we are continuing to wait for a plan that has not yet been developed. He asks, how long do we wait on the plan to develop? He asked for any comments from Mr. Burhans.

Rox Burhans /Development Services Director: Expressed that at the April 4th meeting it was discussed that the car dealership rezoning is still going through the County Counsel process. Stated that, to Mrs. Sansbury's point that the US-521 corridor there has no shortage of commercially zoned land, a very deep supply of built and unbuilt commercially zoned land exists. He foresees mixed-use development in the future. He iterated that there is no sewer in the area and prematurely applying commercial zoning to these properties on an individual basis will never result in developing the magnitude necessary to bring sewer into this area.

Jim Barnett /Planning Commission: Iterated that he understands that Indian Land is coming south and asked, how do we progress with the growth issues?

Chairman Deese: Asked Mr. Burhans what the status is of the master plan that we keep talking about in that area.

Rox Burhans /Development Services Director: Stated that a master plan needs to be initiated; that it is a great undertaking; and that if the Planning Commission agrees to ask Counsel to initiate a master plan for this area, it would be a great recommendation for the Planning Commission to make. He also iterated there is value to developing a plan and, given what they know, it will develop more quickly than other areas.

Ben Levine /Planning Commission: He commented that he remembers recommending approval for the other professional businesses across the street from the site. Noted that he lives in the congested area and the area where the business will be in. He speculated that the residents want something different and controlled and that he sees differently now than what he did previously.

Chairman Deese: Called for a vote on the motion to approve which resulted in a 3-3 tie (failed). Mr. Deese noted for the record the withdrawal of his vote so as to eliminate the tie/open vote. The motion failed.

VOTE: 3 -2 FAILED

CU-020-0919 – SUMMIT DESIGN AND ENGINEERING

TM#: 0008-00-084.00

Zoning: GB (General Business) District

Applicant: CHRISTIAN BROTHERS, SUMMIT DESIGN AND ENGINEERING

Ashley Davis /Planner: Provided an overview of the conditional use proposal for a minor automotive repair business, Christian Brothers. Staff is recommending the approval of the minor auto repair facility with the condition that all TRC comments are addressed at the site plan phase.

Chairman Deese: Asked if there is parking along the front of the building.

Ashley Davis /Planner: Confirmed that there are bays along the front of the building. Iterated that bays are allowed, as long as some sort of screening is provided as required by the UDO. She confirmed that there is no parking up front.

Ben Levine /Planning Commission: Provided his thoughts on sidewalks for this property and as if they are required.

Ashely Davis /Planner: Responded that sidewalks are required in the Highway Corridor Overlay District and that a fee in-lieu of option is being considered and will be determined at site plan phase.

Rosa Sansbury /Planning Commission: Asked if sewer service is available.

Ashley Davis /Planner: Responded that there is sewer on US-521.

Ben Levine /Planning Commission: Asked if the fee in-lieu of option goes to a fund for that area and the replacement for the sidewalk. He expressed his values of needing sidewalks and the safety of pedestrians.

Rox Burhans /Development Services Director: Responded that the fee in-lieu of option does not go into the general fund, but rather into an account with finance that is specifically for roadway infrastructure. He further indicated that he is not sure if a specific amount is set aside for sidewalks.

Chairman Deese: Asked if the applicant is here.

Ashley Davis /Planner: Responded that Summit Design and Engineering has representatives here and that they are the designers on the project.

Summit Design and Engineering: Offered that they are available for questions.

Chairman Deese: Stated that the matter is now considered to be in public hearing, and as no one has signed to speak the matter will go out of public hearing.

Ben Levine /Planning Commission: Made a motion to **approve** with the staff recommendations to address any outstanding TRC comments, and with the inclusion of a sidewalk along US-521 in the plan.

Tommy Morgan /County Attorney: Addressed Mr. Levine's motion stated that given the fact that there is fee in-lieu of ordinance that provides that the landowner can apply and go through that process, it is up the landowner to make the determination to go forward with the sidewalk or the fee in-lieu of option. Noted that Mr. Levine can withdraw or modify his motion.

Ben Levine /Planning Commission: Withdrew his motion in its entirety.

Chairman Deese: Asked for a motion.

Sheila Hinson /Planning Commission: Made a motion to **approve**. Jim Barnett seconded the motion.

Rosa Sansbury /Planning Commission: Expressed her concerns about the environmental situation and Mr. Edgar's (County Engineer) comments from the TRC. She noted that she

is concerned about the swale at in the back, and asked Mr. Edgar if that will be affected by the people on down the creek.

Scott Edgar /County Engineer: Addressed the low point appears across the back of the property and the natural swale. The development fills up the property and there is 27 feet of fall from front to back - corner to corner. Noted that the exterior elevation appears to be of a one-story building; that there will be a lot of fill and retaining wall will wrap around the property. He iterated that this will preclude interconnectivity to adjacent parcels. He further noted that he has received complaints from residents of Black Horse Run from the south side of Marvin Road. Runoff was traced from that area which crosses a couple private driveways and does not cross a public road. Any development is going to increase the runoff and development is coming. The state law that development less than ten acres is not required to install detention as a small site; however they will need to install temporary measures during construction. The runoff rate and volume will be more at the end of the day.

Rosa Sansbury /Planning Commission: Expressed her concerns that Black Horse Run residents have had enough runoff already and feels this would be adding to that.

Chairman Deese: Called for a vote on the motion. Motion to **approve** passed by a vote of 5-1 (Levine against).

VOTE: PASSED MOTION CARRIED

Overview of Next Month's Agenda

Chairman Deese: Announced that new business and discussion of the election of the planning commission officers for the year.

Rox Burhans /Development Services Director: Noted that there will be an election of officers (Chair and Vice-Chair) at the July meeting. It is a nomination process and voted by the members on this Commission. It will be effective for the next fiscal year. Asked the Commission members to give the matter some thought.

Chairman Deese: Discussed his thoughts on the the Planning Commission Workshop being a meeting of the Planning Commission the same as the "Regular Meeting" of the Planning Commission.

Rox Burhans /Development Services Director: Iterated that he and Chairman Deese have held discussions on having the MX rezoning initiative at the August Planning Commission Workshop rather than at a "Regular Meeting" such as the July meeting where there would already be five other cases scheduled.

Chairman Deese: Stated that it will be like a regular meeting. Addressed his concerns on the process of a special meeting and not putting off until later and welcomed the Boards

opinion on this meeting issue. The Commission answered all in agreement of having the matter discussed at the Workshop.

Rox Burhans /Development Services Director: Commented that it will be conducted like a regular meeting and we will have the public hearing aspect of the MX rezoning initiative as part of the meeting.

Jim Barnett /Planning Commission: Stated that he would like to readdress the issue discussed on the first matter of the meeting - the recommendation to County Counsel to move forward on a small area plan. Asked how they would work that.

Rox Burhans /Development Services Director: Provided a possible means to phrase such a suggestion to the Commission.

Chairman Deese: Asked Ms. Sansbury her thoughts on him making a suggestion to council that the small area plan continue up and cover that area as it is written now; what changes would they make if they just picked up that last section.

Rosa Sansbury /Planning Commission: Stated that they do not want strip malls and big box stores; they do not want what we are approving. Asked if Mr. Levine concurred.

Mr. Levine /Planning Commission: Noted that he does concur with Mrs. Sansbury, and added that he would not want to slow down the current small area plan.

Chairman Deese: Agreed that he does not want to slow it down and that it has been slowed down enough. Posed that Mr. Barnett could make the recommendation in writing or that Mr. Burhans could do that.

Rox Burhans /Development Services Director: Posited a suggested recommendation to the Commission that the Planning Commission recommends development of a small area plan between Highway 75 and Van Wyck Road and to be initiated as soon as administratively possible.

Jim Barnett /Planning Commission: Stated that is the recommendation he would make – the motion that he would make.

Ben Levine /Planning Commission: Seconded the motion.

Chairman Deese: Asked for all those in favor and the Commissioners each raise their hands to indicate they are in favor.

Chairman Deese: Asked for an overview of next month's agenda.

Rox: Stated that we have three rezoning cases and two conditional use cases. Stated that we will be having a return to holding Planning Workshops starting with those cases in July. Also noted that Mrs. Katie See will likely be returning for that meeting.

Chairman Deese: Thanked Deputy County Administrator Alison Alexander for being there this evening. Asked for a motion to adjourn, which was made by Jim Barnett and seconded by Ben Levine, and with no further business to discuss the meeting **ADJOURNED AT 7:30 PM.**

VOTE: UNANIMOUS MOTION CARRIED

Respectfully Submitted,

Mika Garris /Zoning Clerk



MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION

CHARLES DEESE, DISTRICT 3, CHAIRMAN
JAMES BARNETT, DISTRICT 4, VICE-CHAIRMAN
VEDIA HATFIELD, DISTRICT 2
MATT JONES, DISTRICT 5
SHEILA HINSON, DISTRICT 6
ROSA SANBURY, DISTRICT 1
BEN LEVINE, DISTRICT 7

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

**July 02, 2020
MINUTES**

Members Present: Charles Deese, Jim Barnett, Matt Jones, Ben Levine, Sheila Hinson, and Rosa Sansbury.

Members Absent: Vedia Hatfield, Planning Commission Member.

Others Present: Rox Burhans, Development Services Director; Robert Tefft, Senior Planner, and Ashley Davis, Planner

The following press were notified of the meeting by email in accordance of the Freedom of Information Act: news@thelancasternews.com; newsera@comporium.net; news@fortmilltimes.com; cgnews@thelancasternews.com.

Charles Deese - Chairman called the meeting to order at 5:02 p.m.

Upcoming Cases: Discussion Only – Presented by Robert Tefft and Ashley Davis

- a. **CU-020-1187** – Application by Roman Liventsov for a Conditional Use Permit for a non-franchise car lot to be located on TM# 0060-00-111.00 and is zoned Rural Business (RUB). The property is located at 1962 John Everall Road and is 1.05 acres in size.

Ashley Davis provided an overview. The Planning Commission discussed the location of the parcel and asked if the hearing signs had been installed. They anticipate a significant amount of citizen interest.

- b. **CU-020-1223** – Application by 903 Motors, LLC to approve a Conditional Use Permit for a non-franchise car lot to be located on TM# 0080J-0G-001.00 and is zoned General Business (GB). The property is located at 2160 Flat Creek Road and is 0.95 acres in size.

Ashley Davis provided an overview. Planning Commission asked if the applicant will make use of the existing buildings (Yes). Commissioner Jones noted he previously had a vehicle sales business at this location.

- c. **RZ-020-1180** – Application by Mark Haldeman to rezone TM#0002-00-008.00 from Low Density Residential (LDR) to Medium Density Residential (MDR). The property is located on the west side of Harrisburg Road, approximately 155-ft north of Lancashire Drive and is 14.61 acres in size.

Robert Tefft provided an overview. The Planning Commission asked what the underlying development proposal was (Build 5 buildings for duplexes in each home). Mr. Levine asked for confirmation on the need for MDR for duplexes (Yes).

- d. **RZ-020-1252**-Application by Whitehall Development Group, LLC to rezone TM#0013-00-047.02 from Mixed-Use District (MX) to Regional Business District (RB). The property is located near the intersection of US 521 and Collins Road and is 14.8 acres in size.

Robert Tefft provided an overview. Requested district is consistent with Comprehensive Plan, however, GB is located on three of the intersections corners and may be more appropriate for consistency. It was confirmed the site was previously used as a recreation field.

- e. **RZ-020-1253**-Application by Whitehall Development Group, LLC to rezone TM#0049-00-095.00 from Institutional District (I) to General Business District (GB). The parcel is located on US 521 approximately 1,000-ft south of Shiloh Unity Road and is 6.67 acres in size.

Robert Tefft provided an overview. This is the same applicant that previously rezoned the Patterson property on Harrisburg Road for a Residential Care Facility use. That project did not move forward.

- f. **MX Rezoning Overview:** County-initiated rezoning of 40+ non-conforming parcels from one of the mixed-use classifications to a conforming district.

Ms. Davis provided an update on the status of this project. Planning Commission will review at their August 6th meeting. Planning Commission asked about prior public noticing. Staff has mailed notices to all affected owners. Ms. Davis briefly mentioned Phase 2 of the project involving a much larger group of residential properties.

Rox Burhans/Planning Director Update –

- Discussed vehicle sales lot parking/display area requirements in response to questions by Commissioner Sansbury.

Meeting was adjourned at 5:29 p.m.

Agenda Item Summary

Ordinance # / Resolution #: RZ-020-1180

Contact Person / Sponsor: Robert Tefft / Planning

Department: Planning

Date Requested to be on Agenda: 7/21/2020

Issue for Consideration:

See attached staff report.

Points to Consider:

See attached staff report.

Recommendation:

See attached staff report.

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	7/10/2020	Planning Staff Report
Ex 1: Application	7/10/2020	Exhibit
Ex 2: Location Map / Zoning Map	7/10/2020	Exhibit

PROPOSAL: Request to rezone a 14.61-acre parcel of land along Harrisburg Road (TM# 0002-00-008.00) from Low Density Residential (LDR) District to Medium Density Residential (MDR) District

PROPERTY LOCATION: West side of Harrisburg Road, approximately 155 feet north of Lancashire Drive

CURRENT ZONING DISTRICT: Low Density Residential (LDR) District

PROPOSED ZONING DISTRICT: Medium Density Residential (MDR) District

APPLICANT: Mark Haldeman

COUNCIL DISTRICT: District 7, Brian Carnes

OVERVIEW:

Site Information

The 14.61-acre property is currently vacant and zoned Low Density Residential (LDR) District. The applicant has submitted a request to rezone the property from LDR District to Medium Density Residential (MDR) District.

Summary of Adjacent Zoning and Uses

The property is surrounded predominantly by other LDR zoned properties; however the parcel is bounded on the north by a parcel zoned General Business (GB) District, and to the east across Harrisburg Road by both the Urban Residential (UR) and MDR Districts.

Adjacent Property	Municipality	Zoning District	Use
North	Lancaster County	GB	Vacant
South	Lancaster County	LDR	Single-Family Residential
East	Lancaster County	LDR/MDR/UR	Single-Family Residential
West	Lancaster County	LDR	Single-Family Residential

ANALYSIS & FINDINGS:

Zoning Districts

As previously noted, the subject property is currently zoned LDR District. Pursuant to UDO Chapter 2.3, the LDR District *is established to maintain previously developed or approved single-family residential subdivisions and their related recreational, religious, and educational facilities at a density of 1.5 dwelling units per acre. Intended to act as a transitional zoning district between rural living and urban development, these regulations are further intended to discourage any use which would be detrimental to the predominately residential nature of the areas included within the district.*

Further, UDO Chapter 2.3 describes the requested MDR District *is established to maintain previously developed or approved single-family residential subdivisions and their related recreational, religious, and educational facilities at a density of 2.5 dwelling units per acre. Intended to act as a transitional zoning*

district between rural and urban development, these regulations are further intended to discourage any use which would be detrimental to the predominately residential nature of the areas included within the district.

Compatibility with Surrounding Area

As noted previously, the subject property is bordered by properties with a zoning designation of LDR District or GB District, as well as being within close proximity to properties within the MDR District.

The descriptions of the current LDR District and the proposed MDR District are virtually identical to one another with the noted exception of density. Accordingly, staff finds that the proposed rezoning of the property to MDR District is compatible with the surrounding area and consistent with UDO Section 2.3.

Comprehensive Plan Consistency

The Future Land Use Category of subject property is Neighborhood Mixed Use, which corresponds to the Community Type of Walkable Neighborhood. The adopted Comprehensive Plan establishes that the Walkable Neighborhood Community Type “is set it apart from most other Place Types by virtue of its deliberately structured mix of dwelling types in a development context that often operates through the separation of uses, densities and/or land value.” The Comprehensive Plan further establishes several possible land use considerations representing typical development in the category which are depicted in the table below.

The Neighborhood Mixed Use Future Land Use Category, and by association the Walkable Neighborhood Community Type, extends across the entirety of the northern half of the peninsula. Because of this, the Neighborhood Mixed Use Future Land Use Category and Walkable Neighborhood Community Type are, by default, intended to be compatible with numerous zoning districts, including the proposed MDR District.

Neighborhood Mixed Use: Land Use Considerations		
Church	Community Park / Pocket Park	Condominium Apartment
Government Building	Natural Area	Neighborhood Commercial
Professional Office	Restaurant	School
Single-Family Detached Home	Single-Family Attached Home (Townhome/Duplex)	

PHOTOS OF PROJECT AREA:



Looking west at southernmost portion of subject property visible from Harrisburg Road



Looking east across Harrisburg Road from southernmost portion of subject property



Looking southeast across Old Hickory Road from intersection of W North Corner Road



Looking north across Old Hickory Road

STAFF RECOMMENDATION:

Staff recommends **approval** of the request to rezone a 14.61-acre parcel of land along Harrisburg Road (TM#) from Low Density Residential (LDR) District to Medium Density Residential (MDR) District pursuant to the following findings of fact:

1. That the subject property is currently zoned LDR District and proposed to be rezoned MDR District;
2. That the subject property has a Future Land Use designation of Neighborhood Mixed Use, and a Community Type of Walkable Neighborhood;
3. That the proposed MDR District is generally consistent with the Neighborhood Mixed Use Future Land Use designation; and,

4. That the proposed MDR District is generally consistent with the surrounding area which is comprised of LDR, MDR and GB Districts.
-

ATTACHMENTS:

1. Rezoning Application
2. Location Map/ Zoning Map

STAFF CONTACT:

Robert G. Tefft, Senior Planner
rtefft@lancastersc.net | 803-416-9394

ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

- Completed Application
- Signatures of Applicant and Property Owner
- Deed and survey plat or boundary survey
- Fees associated with review

GENERAL INFORMATION

Property Address 11727 Harrisburg Road
City Indian Land State SC Zip 29707 Tax Parcel ID 0002-00-008.00
Current Zoning LDR Current Use NQRes (NRN) 5 acres, Land Only (NLN) 9.6 acres
Proposed Zoning MDR Total Acres 14.61 acres

Project Description A Minor Subdivision will be requested to create 5 lots from 14.6 acres. One new house with an autonomous basement will be built on each lot. MDR zoning is required to allow these houses with basements to be vertical duplexes.

Surrounding Property Description The Northern tip of Lancaster is mostly MDR. We have 250 acres of MDR and 50 acres of GB North of us, 32 acres of MDR and 90 acres of UR East of us, 300 acres of MDR, 32 LI, and 11 INS South of us, and 150 acres of LDR mostly SW of us.

CONTACT INFORMATION

Applicant Name Mark Haldeman
Address 11727 Harrisburg Road
City Lancaster State SC Zip 29707 Phone 980-210-7562
Fax _____ Email mmhaldeman@gmail.com
Property Owner Name Mark Haldeman and James Haldeman
Address 11727 Harrisburg Road
City Lancaster State SC Zip 29707 Phone 980-210-7562
Fax _____ Email mmhaldeman@gmail.com

See
attached
map.

I hereby certify that I have read this application and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable County ordinances and state laws related to the use and development of the land. I further certify that I am the property owner, or his/her authorized agent, or the subject property. I understand that falsifying any information herein may result in rejection or denial of this request.

Mark M. Haldeman
Applicant

5/21/2020
Date

Mark M. Haldeman, James Haldeman
Property Owner(s)

5-21-20
Date

Attach owner's notarized written authorization with property information if the applicant is not the owner.

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____ Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

SCHEDULE/PROCESS 1. Submit Application

- The deadline for this application is at least 30 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- An application withdrawal should be made in writing and received prior to public notice in order to receive a refund.

2. Planning Commission

- Conducts a public hearing on the application to receive input from Lancaster County citizens, applicant, and other interested parties.
- Reviews the application to ensure it is consistent with the Lancaster County Unified Development Ordinance, Comprehensive Plan, and all adopted County plans.
- Makes a recommendation to the County Council.

3. County Council

- Approves, denies, or submits application to the Planning Commission for further study.
- Action requires three readings for approval.
- Subsequent to final County Council action on rezoning, notice of action will be provided to the applicant, owner, and adjacent property owners.
- If applicant would like to request a special presentation, please notify the County Clerk @ (803) 416-9307 before 5:00pm on the first Monday of the month to make arrangements.

Return to:
LANDO LAW FIRM, LLC
6277-600 Carolina Commons Drive
PMB #210
Indian Land, SC 29707

2019004124

DEED
RECORDING FEES \$10.00
STATE TAX \$1027.00
COUNTY TAX \$434.50

PRESENTED & RECORDED:

03-27-2019 11:43 AM

JOHN LANE
REGISTER OF DEEDS
LANCASTER COUNTY, SC
By: JOHN LANE REGISTER

BK:DEED 1220

PG:149-150

STATE OF SOUTH CAROLINA)
COUNTY OF LANCASTER)

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, THAT on March 22, 2019, Estate of Nancy K. Giles ("GRANTOR") in the State and County aforesaid, for and in consideration of the sum of **Three Hundred Ninety Five Thousand and 00/DOLLARS (U.S.) (\$395,000.00)** to it in hand paid at and before the sealing of these presents by **Mark Haldeman and James Haldeman, as joint tenants with right of survivorship and not as tenants in common, ("GRANTEE")**, of 11727 Harrisburg Road, Indian Land, SC 29707 in the State aforesaid for which the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said GRANTEE, his heirs and assigns, forever, as joint tenants with right of survivorship and not as tenants in common, the following described real property, to wit:

All that certain piece, parcel or tract of land lying, being and situated in Indian Land Township, Lancaster County, South Carolina, and being more particularly described as follows: BEGINNING at a stake on County Road and running thence N 73 30 W 467 feet to a stake; thence N 16 30 E 467 feet to a stake; thence S 73 30 E 467 feet to a stake; thence S 16 30 W 467 feet to a stake on County Road, the point of beginning. Said tract herein conveyed being bounded on the North, West and South by lands of the grantor, and on the East by County Road. Said tract herein conveyed being even more specifically shown on plat prepared by E. S. Clyburn on August 17, 1952, and showing property of JAMES J. KEEFFE. Said plat recorded in the Office of the Clerk of Court for Lancaster County, South Carolina. Being the identical tract conveyed by J. J. Keffe to Woodrow W. Keffe by deed dated August 22, 1952, recorded August 27, 1952, in Deed Book F-4, Page 81.

DERIVATION: This being the identical property conveyed to Nancy K. Giles by deed of the Estate of Brice Eugene Giles, Sr. dated November 27, 2007 and recorded November 28, 2007, in Book 436, Page 221, in the Lancaster County Register of Deeds Office.

Property Address: 11727 Harrisburg Road, Indian Land, SC 29707

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in any wise incident or appertaining.

2-8.00

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said GRANTEE his heirs and assigns, forever, as joint tenants with right of survivorship and not as tenants in common.

AND, the GRANTOR does hereby bind itself and its Successors and Assigns, to warrant and forever defend, all and singular, the said Premises unto the said GRANTEE, his heirs and assigns, forever, as joint tenants with right of survivorship and not as tenants in common, against its Successors and Assigns, and all persons whomsoever now and hereafter lawfully claiming, or to claim the same or any part thereof.

WITNESS Grantor's hand and Seal this 22 day of march, 2019.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

WITNESSES:

Allen G. Best
Signature 1st Witness

Jillian Walters
Signature 2nd Witness &/or Notary Public

GRANTOR:

Terri Giles Shuler Personal Representative
Estate of Nancy K. Giles
By: Terri Giles Shuler, Personal Representative

STATE OF SOUTH CAROLINA)
COUNTY OF LANCASTER)

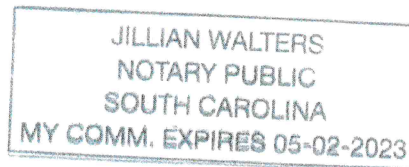
ACKNOWLEDGMENT

I, the undersigned Notary Public do certify *Terri Giles Shuler, Personal Representative of the Estate of Nancy K. Giles* personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my official seal this the 22 day of march, 2019.

Allen G. Best
1st Witness

Jillian Walters
Notary Public for South Carolina
My Commission Expires: _____



Location Map

Case Number: RZ-020-1180

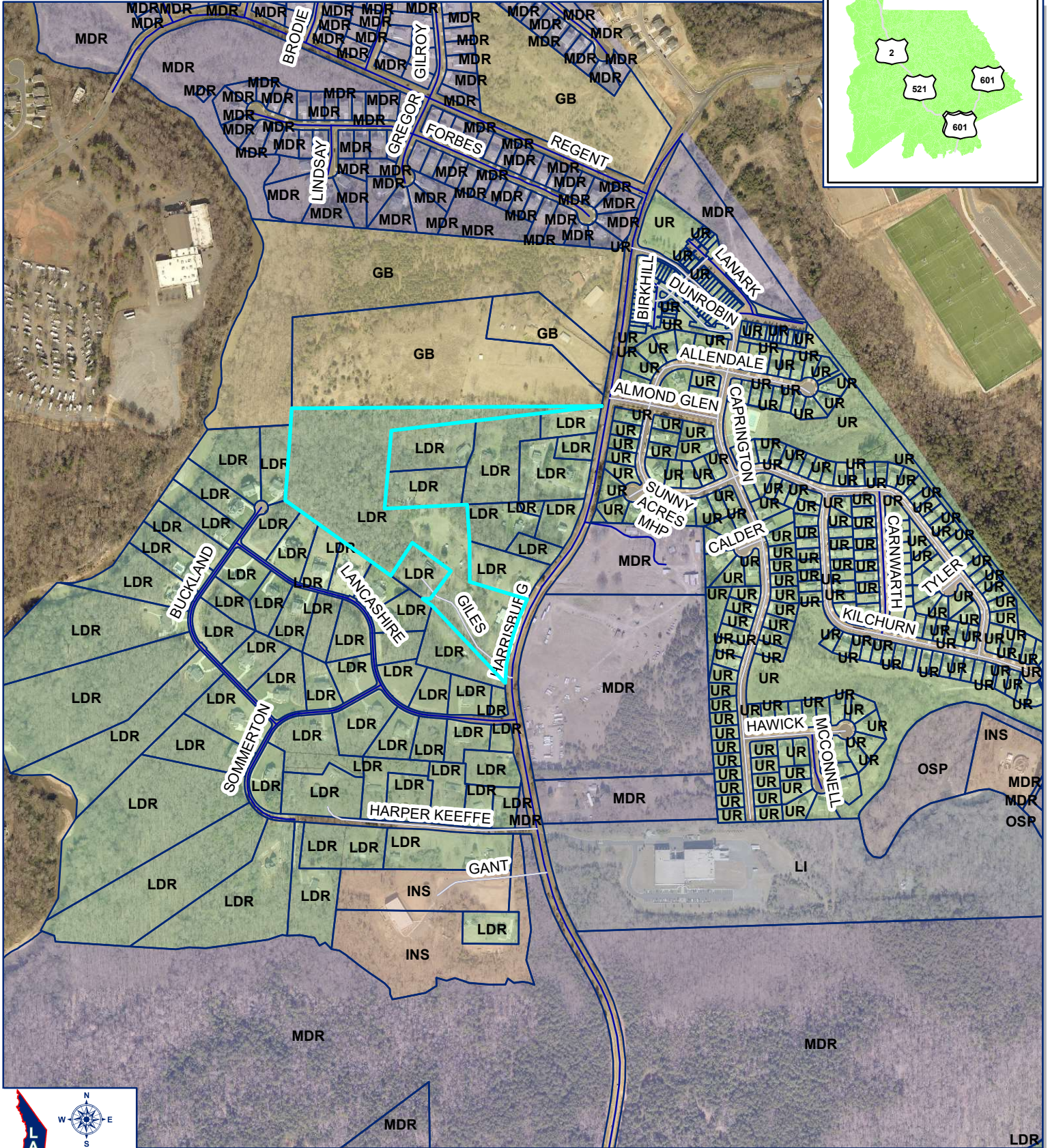
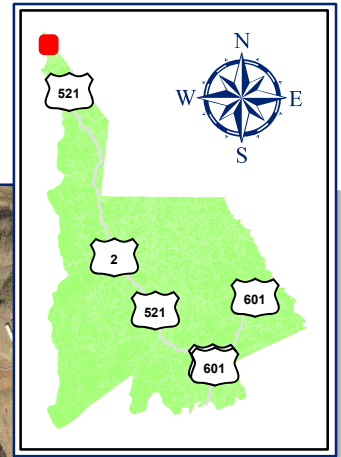
Proposal: Rezone from LDR to MDR

Parcel Description: 0020-00-008.00

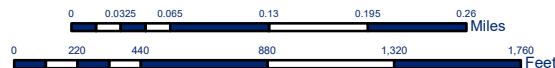
Applicant: Mark Haldeman

Map Date: June 5, 2020

Map Created by: RT



The County of Lancaster provides this data for reference only. All data must be field verified before the information is used for design/project work. The County of Lancaster is not responsible or liable for any inaccuracies. Any design using this data is at users' sole risk. Also note that information is subject to change at any time.



Agenda Item Summary

Ordinance # / Resolution #: CU-020-1187

Contact Person / Sponsor: Ashley Davis / Planning

Department: Planning

Date Requested to be on Agenda: 7/21/2020

Issue for Consideration:

See Staff Report

Points to Consider:

See Staff Report

Recommendation:

See Staff Report

ATTACHMENTS:

Description	Upload Date	Type
Planning Staff Report: Roman Liventsov	7/13/2020	Planning Staff Report
Exhibit 1: Application	7/13/2020	Exhibit
Exhibit 2: Location and Zoning Map	7/13/2020	Exhibit
Exhibit 3: Concept Plan	7/13/2020	Exhibit
Exhibit 4: Evolve Comments	7/13/2020	Exhibit

PROPOSAL: Conditional Use Application to Permit a Non-Franchised Car Dealership

PROPERTY LOCATION: 1962 John Everall Road (TM# 0060-00-111.00)

CURRENT ZONING DISTRICT: Rural Business (RUB) District

APPLICANT: Roman Liventsov

COUNCIL DISTRICT: District 3, Billy Mosteller

OVERVIEW & BACKGROUND:

Site Information

This parcel is currently improved with a vacant convenience store building. Broken asphalt or overgrown asphalt exists to the north of the building. The existing lot is approximately 1.052 acres.

Summary of Surrounding Zoning and Uses

Surrounding Property	Zoning District	Use
North	Medium Density Residential (MDR)	Single Family Residential
South	Low Density Residential (LDR)	Single Family Residential
East	Low Density Residential (LDR)	Single Family Residential
West	Low Density Residential (LDR)	Single Family Residential

PHOTOS OF PROJECT AREA:



Looking southeast toward subject property.



Looking northeast along John Everall Road.



*Looking directly across from subject property
and across John Everall Road.*



*Looking northwest from subject property on
John Everall Road.*

APPLICABLE UDO PROVISIONS:

5.1.2. - CONDITIONAL USE (CU)

- A.** Conditional Uses are uses which are generally compatible with other land uses permitted in a zoning district but which, because of their unique characteristics or potential impacts on the surrounding neighborhood and/or the County as a whole, require individual consideration in their location, design, configuration, and/or operation at the particular location proposed.
- B.** All Conditional Uses shall at a minimum meet the standards for the zoning district in which they are located and the specific standards set forth in this article for that use.
- C.** Individual consideration of the use may also call for the imposition of individualized conditions in order to ensure that the use is appropriate at a particular location and to ensure protection of the public health, safety, and welfare.
- D.** Approval procedures for Conditional Use permits are found in Chapter 9, Administration.

5.8.5. - VEHICLE RENTAL/LEASING/SALES

- A. Outdoor Vehicle Display:** No vehicles displayed for sale or awaiting work or pick-up shall be located closer than 5 feet to any adjoining property line, within a required landscape area, or in any public rights-of-way.

- B. Conditional Use Permit Required for Non-Franchised Dealerships:** All such uses that are within 200 feet of a Residential use and are not a manufacturer-franchised dealership must obtain a Conditional Use permit.
- C. Screening:** All boundaries of a property containing such uses that directly adjoin a Single Family residential district shall be buffered with a solid fence extending from the ground to a height of not less than 6 feet and a Type B buffer in accordance with Section 7.1.5.
-

STAFF RECOMMENDATION:

Staff recommends **approval** of this conditional use application to permit a non-franchised car dealership, subject to the following condition:

1. Address the outstanding TRC/Evolve comments.
-

ATTACHMENTS:

1. Conditional Use Application
2. Location Map/ Zoning Map
3. Concept Plan
4. TRC/Evolve Comments

STAFF CONTACT:

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



Planning Department

P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721

Phone: 803.285.6005, planning@lanastercountysc.net

www.mylanastercsc.org

CONDITIONAL USE APPLICATION

SUBMITTAL REQUIREMENTS

- Completed Application
- Signatures of Applicant and Property Owner
- All items noted on the Conditional Use Plan Checklist
- Fees associated with review

GENERAL INFORMATION

Property Address 1962 John Everall Road

City Lancaster State SC Zip 29720 Tax Parcel ID 0060-00-111.00

Current Zoning RUB Current Use Vacant building

Total Acres 1.052 ac Surrounding Property Description Single family homes to the south, west and north across John Everall Road. Road intersection is the east.

Proposed Conditional Use Used Car sales lot

CONTACT INFORMATION

Applicant Name Roman Liventsov

Address 3220 Lancaster Hwy.

City Monroe State NC Zip 28112 Phone 704-804-1637

Fax _____ Email Roman_300ZX@hotmail.com

Property Owner Name Same


Address _____

City _____ State _____ Zip _____ Phone _____

Fax _____ Email _____

APPLICATION CERTIFICATIONS

I hereby certify that I have read this application and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable County ordinances and state laws related to the use and development of the land. I further certify that I am the property owner, or his/her authorized agent, or the subject property. I understand that falsifying any information herein may result in rejection or denial of this request.


Applicant Roman Liventsov

6-4-2020
Date

Property Owner(s) _____

Date

Attach owner's notarized written authorization with property information if the applicant is not the owner.

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____ Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

SCHEDULE/PROCESS

1. Submit Application

- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- An application withdrawal should be made in writing and received prior to public notice in order to receive a refund.
- Conditional Use Application Fee - \$325.00

2. Planning Commission

- Conducts a public hearing on the application to receive input from Lancaster County citizens, applicant, and other interested parties.
- Reviews the application to ensure it is consistent with the Lancaster County Unified Development Ordinance, Comprehensive Plan, and all adopted County plans.
- Makes a recommendation to the County Council.

3. County Council

- Approves, denies, or submits application to the Planning Commission for further study.
- Action requires a resolution for approval.
- Subsequent to County Council action, notice of action will be provided to the applicant,

CONDITIONAL USE PLAN CHECKLIST

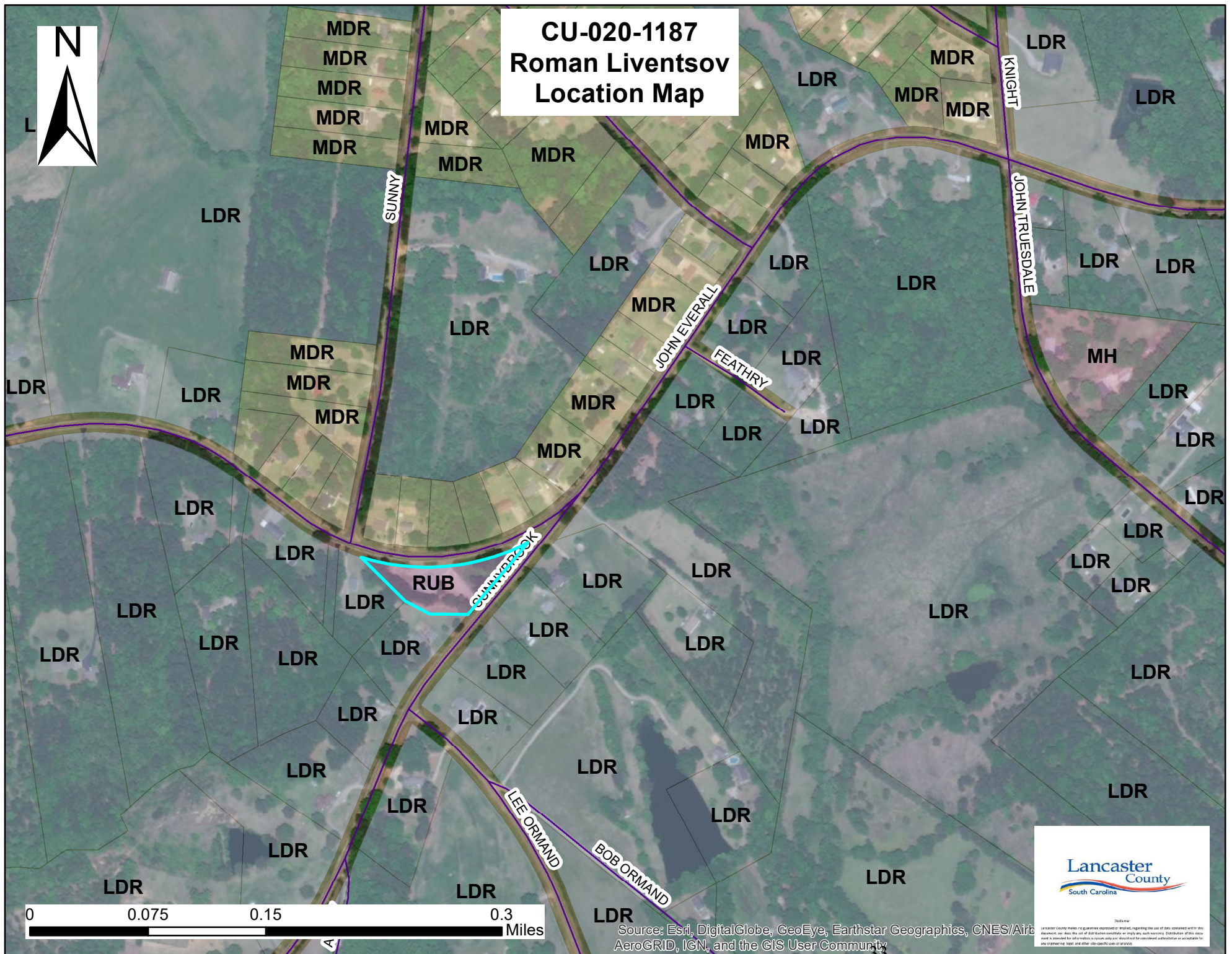
- ☒ The size of the plan and number of copies should conform to the following: Eight copies that are 24" x 36" (full size) and Two copies that are 11" x 17" (reduced size).
- ☒ A descriptive location of the property and vicinity map at a scale of not less than one inch equals one mile.
- ☒ Proposed name of the development.
- ☒ The date of the survey or plan.
- ☒ All plans shall be embossed with the seal and signature of the engineer/surveyor responsible for the work.
- ☒ A graphic scale and numerical scale shall be shown on the plan.
- ☒ The North arrow shall be shown and be accurately correlated with the courses with indications as to whether it is true, magnetic or grid.
- ☒ Total acreage and boundaries of the development shall be shown on the plan.
- ☒ All existing and proposed uses of land throughout the tract shall be shown on the plan.
- ☒ Topography of the site with a contour interval of not more than 5 feet shall be shown on plan.
- ☒ Typical arrangement of existing and proposed buildings and structures, including dimensions, elevations, uses, and setbacks shall be shown on the plan.
- ☒ Location of adjoining property lines and existing buildings shall be shown on the plan.
- ☒ The names of adjacent landowners, lot and/or block numbers, highways, streets, and named waterways shall be shown.
- ☒ All property lines shall be defined by course and horizontal distance. All property lines shall be plotted to the scale shown in the title.
- ☒ All easements and rights-of-way of existing and proposed buildings and structures shall be shown and shall include their widths and center lines.
- ☒ All existing street intersections shall be shown on the plan.
- ☒ Proposed parking areas and traffic circulation shall be shown on the plan.
- ☒ Exact ratio of impervious surfaces to lot area shall be shown.
- ☒ At a minimum the plan shall include basic landscape information such as the location and dimension of required buffer yards.

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)**



CU-020-1187
Roman Liventsov
Location Map





Lancaster County
Development Services
P. O. Box 1809
Lancaster, SC 29721
803.285.1969
permits@lancastercountysc.net

July 13, 2020

Donna Hagins
DH
2583 Kershaw Camden Highway
Lancaster, SC 29720

Project Number	20201187
Project Name	Car Lot 1962 John Everall Road
Location	1962 John Everall Road
Stage	Conditional Use Permit
Parcel(s)	
Status	Conditional

Dear: Donna Hagins

This letter is to confirm CONDITIONAL APPROVAL of your Conditional Use Permit plans by the Lancaster County Technical Review Committee (TRC).

Sincerely,

Plan Review Comments

County Engineer - Scott Edgar -
sedgar@lancastersc.net

Conditional

Review Comments:

Advisory Comments:

It does not appear that site changes are planned from a civil perspective.
Please coordinate with SCDOT per grandfathering of 2 driveways for a parcel so close to y intersection.
The aerial seems to indicate barriers on historical Sunnybrook access point, which is good because it appears to bisect adjacent residential property corner.

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

Approved

Review Comments:

LC Water & Sewer District - James Hawthorne - (803) 285-6919
james.hawthorne@lcwasd.org

Conditional

Review Comments:

The existing 3/4" water meter needs to be shown and a proposed 3/4" backflow needs to be shown behind the existing meter.

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

Conditional

Review Comments:

Minimum throat length is 30' so no parking spaces can be within that distance.
Note on plans that the existing drive on Sunnybrook lane will be completely removed.
Show sight distance at both locations and note that no items or vegetation will remain or be placed within the sight triangle.

Zoning - Julie Faile - 8032830567
jfaile@lancastersc.net

Review Comments:

Ensure Parking is not in the Road ROW

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

Conditional

Review Comments:

-All boundaries of a property containing such uses that directly adjoin a Single Family residential district shall be buffered with a solid fence extending from the ground to a height of not less than 6 feet and a Type B buffer in accordance with Section 7.1.5.

Agenda Item Summary

Ordinance # / Resolution #: RZ-020-1252

Contact Person / Sponsor: Robert Tefft / Planning

Department: Planning

Date Requested to be on Agenda: 7/21/2020

Issue for Consideration:

See attached staff report

Points to Consider:

See attached staff report

Recommendation:

See attached staff report

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	7/10/2020	Planning Staff Report
Ex 1: Application	7/10/2020	Exhibit
Ex 2: Location Map / Zoning Map	7/10/2020	Exhibit

PROPOSAL: Request to rezone a 14.809-acre parcel of land from Mixed Use (MX) District to Regional Business (RB) District

PROPERTY LOCATION: South side of Collins Road, approximately 300 feet east of Charlotte Highway / US-521 (TM# 0013-00-047.02)

CURRENT ZONING DISTRICT: Mixed Use (MX) District

PROPOSED ZONING DISTRICT: Regional Business (RB) District

APPLICANT: Whitehall Development Group, LLC

COUNCIL DISTRICT: District 7, Brian Carnes

OVERVIEW:

Site Information

The 14.8-acre subject property is currently vacant and zoned Mixed Use (MX) District. The applicant has submitted a request to rezone the subject property from the MX District to the Regional Business (RB) District. The subject property was previously zoned B3 (General Commercial) District prior to the adoption of the current UDO in November 2016.

Summary of Adjacent Zoning and Uses

The subject property is adjacent to properties zoned General Business (GB) District, Institutional (INS) District and Planned Development District (PDD) with numerous other properties having those zoning designation further out, as well as MX District, Neighborhood Business (NB) District and RB District.

Adjacent Property	Municipality	Zoning District	Use
North	Lancaster County	GB	General Commercial
South	Lancaster County	INS	Lancaster County EMS / Recreation Complex
East	Lancaster County	PDD	Multi-Family
West	Lancaster County	GB	General Commercial

ANALYSIS & FINDINGS:

Zoning Districts

As previously noted, the subject property is currently zoned MX District. Pursuant to UDO Section 2.3, the MX District “is established as a pedestrian-scaled, mixed-use district which caters to the everyday needs of nearby neighborhoods, stressing accessibility by automobiles, bicycles, and pedestrians. This district accommodates an active, pedestrian-friendly area of community-scale commercial, residential, office, and civic uses in both vertically mixed-use, as well as free-standing buildings. Retail should be placed at street level, with residential uses in rear or upper stories.”

Further, UDO Section 2.3 describes the requested RB District as “generally located on the major thoroughfares in the community and provides opportunities for the provision of offices, services, and

retail goods to meet the surrounding region. The regulations for this district are intended to accommodate the predominately auto-oriented pattern of existing development until such time that transportation network is retrofitted to accommodate more urban development patterns.”

It is noted, however, that the subject property is 14.809-acres, and the minimum development size in the MX District is 25 acres [UDO Section 3.5]. As such, the subject property cannot be developed upon given its current zoning designation and a rezoning to RB District, where there is no established minimum lot area [UDO Section 2.4], is appropriate.

Compatibility with Surrounding Area

The subject property is located in an area comprised of numerous properties with either a GB or INS District zoning designation. While a rezoning of the subject property to GB may be more consistent with the surrounding area, a rezoning to RB is not necessarily inconsistent with the surrounding area. Additionally, it should be noted that there exists roughly 44.75-acres of property zoned RB District approximately 1,500 feet to the south along US-521.

Comprehensive Plan Consistency

The adopted Comprehensive Plan identifies the subject property as being within the Neighborhood Mixed Use Future Land Use Category, as well as being within a Pedestrian Center. The Neighborhood Mixed Use category corresponds to the Walkable Neighborhood Community Type, while the Pedestrian Center is synonymous with the Walkable Activity Center Community Type.

The Walkable Neighborhood Community Type extends across nearly the entirety of the northern half of the panhandle, while the Walkable Activity Center Community Type exists as a node at the intersection of US-521 and Collins Road and encompasses the subject property – and is the more important of the two Community Types in this instance. The adopted Comprehensive Plan establishes that the Walkable Activity Center would consist of a “deliberately structured mix of uses organized around a network of walkable streets, and it is supported by transit options.” The Comprehensive Plan further establishes several possible land use considerations representing typical development in a Walkable Activity Center as provided in the table below.

Walkable Activity Center: Land Use Considerations		
Condominium / Apartment	Live/Work Unit	Community-wide Commercial
Restaurant	Professional Office	Government Building
Church/School	Library	Movie Theatre
Pocket Park	Farmers’ Market	

The proposed RB District allows for all of the above land use considerations with the noted exception of Live/Work Units. Coincidentally, the current MX District does allow for each and every one of the above land use considerations. While not inconsistent, the proposed RB District is, technically, less consistent with the adopted Comprehensive Plan and its designation of the subject property as a Walkable Activity Center, then the existing MX District.

PHOTOS OF PROJECT AREA:



Looking east at subject property from Collins Road



Looking NE at adjacent properties fronting US 521



Looking NE at adjacent properties fronting US 521



Looking north across Collins Road

STAFF RECOMMENDATION:

Staff recommends that in-lieu of rezoning the 14.8-acre parcel of land (TM# 0013-00-047.02) from Mixed Use (MX) District to Regional Business (RB) District, the parcel of land be rezoned to General Business (GB) District pursuant to the following findings of fact:

1. That the subject property does not meet the minimum area requirement to be developed in the current MX District;
2. That the subject property has a Future Land Use designation of Neighborhood Mixed Use, and a Community Type of Walkable Neighborhood;
3. That the subject property is currently zoned MX District and proposed to be rezoned RB District;
4. That the subject property meets the applicable development standards to be developed in the proposed RB District;
5. That the proposed RB District is consistent with the Neighborhood Mixed Use Future Land Use designation;

6. That the surrounding area is comprised of properties zoned GB, INS, NB and PDD Districts; and,
 7. That while the proposed RB District is consistent with the surrounding area, a rezoning to GB District would be more consistent.
-

ATTACHMENTS:

1. Rezoning Application
2. Location Map/ Zoning Map

STAFF CONTACT:

Robert G. Tefft, Senior Planner
rtefft@lancastersc.net | 803-416-9394

ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

- Completed Application
- Signatures of Applicant and Property Owner
- Deed and survey plat or boundary survey
- Fees associated with review

GENERAL INFORMATION

Property Address COLLINS ROAD & CLT HWY / 521
City INDIAN LAND State SC Zip 29707 Tax Parcel ID 0013-00-047.02
Current Zoning MX Current Use UNDEVELOPED
Proposed Zoning RB Total Acres 14.809

Project Description _____

Proposed rezoning to allow assisted living facility, independent
care cottages (5f detached) and medical office

Surrounding Property Description North : Retail
East : Apartments / PDD-26
South : Retail - Institutional
West : Retail - Institutional

CONTACT INFORMATION

Applicant Name SAM LEVIN
Address 156 SPANISH POINT DRIVE
City BEAUFORT State SC Zip 29902 Phone 843-345-0824
Fax _____ Email sam@whitehalldg.com
Property Owner Name INDIAN LAND VENTURES, LLC
Address 550 RALPH HOOD ROAD
City INDIAN LAND State SC Zip 29707 Phone 803.246-1001
Fax _____ Email mick.mulvaney@mac.com

I hereby certify that I have read this application and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable County ordinances and state laws related to the use and development of the land. I further certify that I am the property owner, or his/her authorized agent, or the subject property. I understand that falsifying any information herein may result in rejection or denial of this request.




Applicant

5-19

Date

Property Owner(s)


INDEW LAND VENTURES, LLC
BY: JIM M. MURPHY
CR: MEMBER

Date

5-19

Attach owner's notarized written authorization with property information if the applicant is not the owner.

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____ Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

SCHEDULE/PROCESS 1. Submit Application

- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- An application withdrawal should be made in writing and received prior to public notice in order to receive a refund.
- Rezoning Application Fee – single parcel \$435.00
- Rezoning Application Fee – multi parcel \$610.00

2. Planning Commission

- Conducts a public hearing on the application to receive input from Lancaster County citizens, applicant, and other interested parties.
- Reviews the application to ensure it is consistent with the Lancaster County Unified Development Ordinance, Comprehensive Plan, and all adopted County plans.
- Makes a recommendation to the County Council.

3. County Council

- Approves, denies, or submits application to the Planning Commission for further study.
- Action requires three readings for approval.
- Subsequent to final County Council action on rezoning, notice of action will be provided to the applicant, owner, and adjacent property owners.
- If applicant would like to request a special presentation, please notify the County Clerk @ (803) 416-9307 before 5:00pm on the first Monday of the month to make arrangements.

Location Map

Case Number: RZ-020-1252

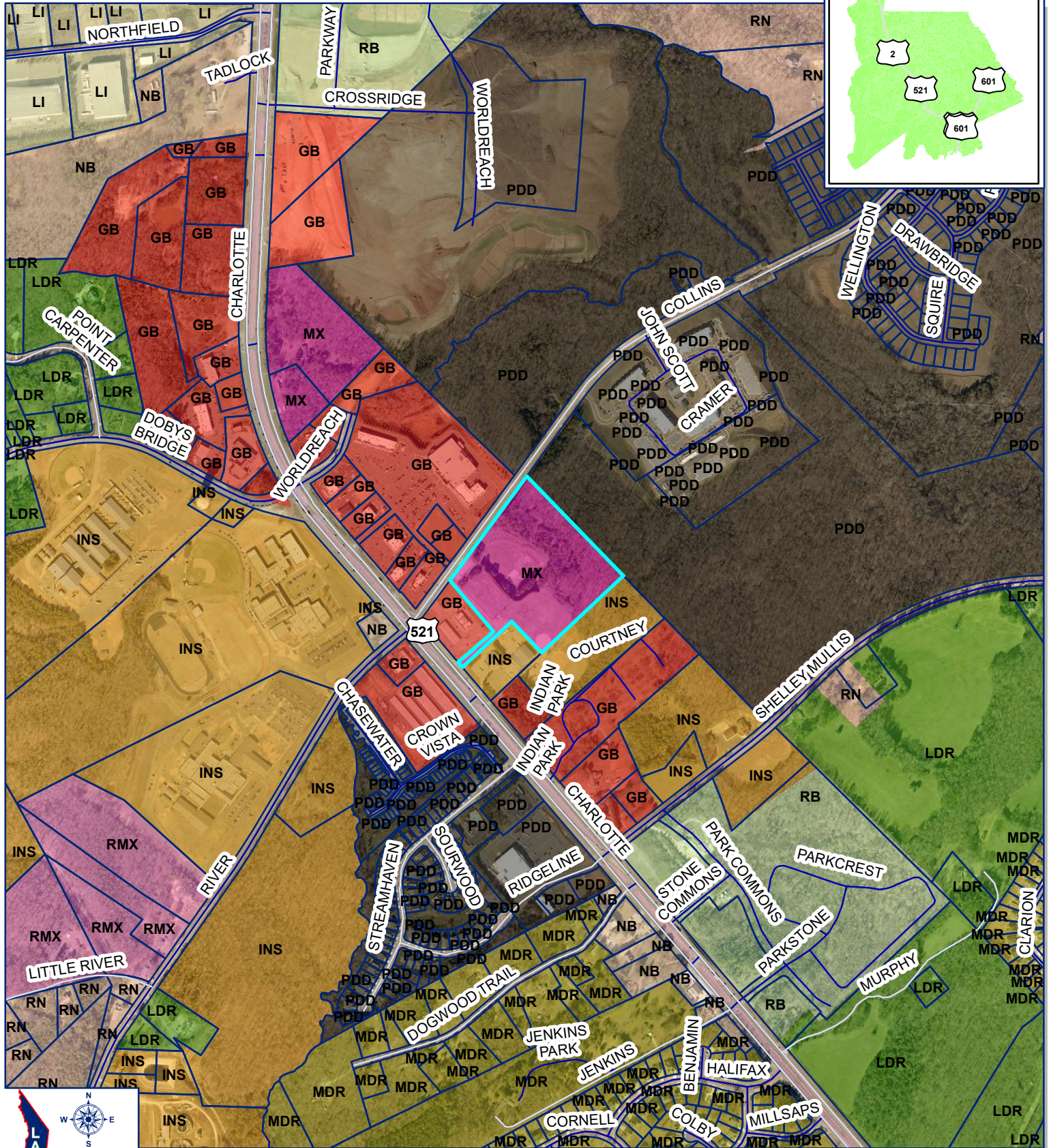
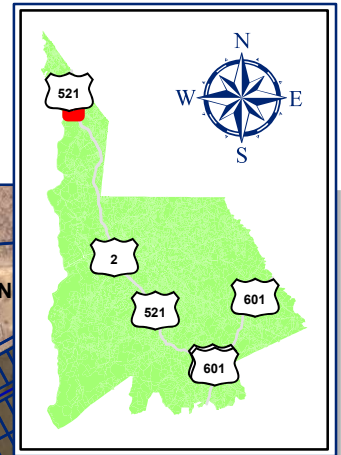
Proposal: Rezone from MX to RB

Parcel Description: 0013-00-047.02

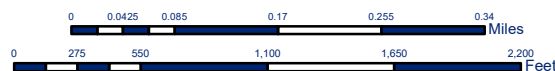
Applicant: Whitehall Development Group, LLC

Map Date: June 19, 2020

Map Created by: RT



The County of Lancaster provides this data for reference only. All data must be field verified before the information is used for design/project work. The County of Lancaster is not responsible or liable for any inaccuracies. Any design using this data is at users' sole risk. Also note that information is subject to change at any time.



Agenda Item Summary

Ordinance # / Resolution #: RZ-020-1253

Contact Person / Sponsor: Robert Tefft / Planning

Department: Planning

Date Requested to be on Agenda: 7/21/2020

Issue for Consideration:

See attached staff report

Points to Consider:

See attached staff report

Recommendation:

See attached staff report

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	7/10/2020	Planning Staff Report
Ex 1: Application	7/10/2020	Exhibit
Ex 2: Location Map / Zoning Map	7/10/2020	Exhibit

PROPOSAL: Request to rezone a 6.67-acre parcel of land from Institutional (INS) District to General Business (GB) District

PROPERTY LOCATION: West side of US Highway 521, approximately 1,000 feet south of Shiloh Unity Road (TM# 0049-00-095.00)

CURRENT ZONING DISTRICT: Institutional (INS) District

PROPOSED ZONING DISTRICT: General Business (GB) District

APPLICANT: Whitehall Development Group, LLC

COUNCIL DISTRICT: District 4, Larry Honeycutt

OVERVIEW:

Site Information

The 6.67-acre subject property is mostly vacant with a single family dwelling located toward the easternmost end of the property. The applicant has submitted a request to rezone the subject property from the Institutional (INS) District to the General Business (GB) District.

Summary of Adjacent Zoning and Uses

The subject property is adjacent to properties zoned GB District, Professional Business (PB) District, Low Density Residential (LDR) District, and Institutional (INS) District with additional similarly zoned properties further out.

Adjacent Property	Municipality	Zoning District	Use
North	Lancaster County	GB	Single Family Dwelling
South	Lancaster County	PB	Vacant
East	Lancaster County	LDR / INS	Single Family Dwelling / Church
West	Lancaster County	LDR	Vacant

ANALYSIS & FINDINGS:

Zoning Districts

As previously noted, the subject property is currently zoned INS District. Pursuant to UDO Section 2.3, the "Institutional District is intended to allow for the continued and future use, expansion, and new development of academic and religious campuses, governmental and health facilities and public and private utility infrastructure. The goal is to promote the many varied uses associated with such institutions while maintaining the overall design integrity of the campus setting and minimizing any adverse impacts on the neighboring residential areas. In the attempt to meet this goal numerous requirements are included, such as but not limited to buffers, landscaping, outdoor lighting, parking, signage, building height, setbacks, open space, and the like."

Further, UDO Section 2.3 describes the requested GB District as "generally located on thoroughfares and provides opportunities for the provision of offices, services, and retail goods in proximity to generally

auto-dependent, community neighborhoods. The regulations for this district are intended to accommodate the predominately auto-oriented pattern of existing development while encouraging the transition to pedestrian-friendly, mixed-use areas that avoid strip commercial development.”

Compatibility with Surrounding Area

The subject property is located in an area comprised of numerous properties with either a GB District or NB District zoning designation and fronts along the US 521 thoroughfare. Accordingly, staff finds that the proposed rezoning of the property to GB District is compatible with the surrounding area and consistent with UDO Section 2.3.

Comprehensive Plan Consistency

The adopted Comprehensive Plan identifies the subject property as being within the Transitional Future Land Use category. The adopted Comprehensive Plan also establishes that the Transitional Future Land Use category corresponds to the Suburban SF/MF Residential & Commercial Community Types. This Future Land Use category and corresponding Community Types exist at the heart of the County as a perimeter around the Urban Future Land Use category that is the City of Lancaster. The adopted Comprehensive Plan describes the three associated Community Types as follows:

- *Suburban Single-Family Neighborhood:* Formed as subdivisions or communities, with a relatively uniform housing type and density throughout. They may support a variety of single-family detached residential types, from mobile homes to large lot, low-density single-family homes to denser formats of smaller single-family homes. Homes are oriented interior to the neighborhood and typically buffered from surrounding development by transitional uses or landscaped areas. Suburban single-family neighborhoods are often found in close proximity to suburban commercial, office, and industrial centers, and help provide the consumers needed to support these centers.
- *Suburban Multi-Family Neighborhoods:* Generally formed as complexes or communities, with a relatively uniform housing type and density throughout. They support the highest residential density in the suburban landscape, and may contain one of the following housing types: condominiums, townhomes, senior housing, or apartments. Suburban multifamily neighborhoods are found in close proximity to suburban commercial, office, and industrial centers, and help provide the consumers needed to support these centers. Buildings are oriented interior to the site and typically buffered from surrounding development by transitional uses or landscaped areas. Large parking lots and low street connectivity are common in suburban multifamily neighborhoods.
- *Suburban Commercial Centers:* Serve the daily needs of surrounding residential neighborhoods. They typically locate near high-volume roads and key intersections, and are designed to be accessible primarily by automobile. Buildings are set back from the road behind large surface parking lots, with little connectivity between adjacent businesses. Common types of suburban centers in the region include multi-tenant strip centers, big box stores, small outparcels with a drive-through, and large shopping malls.

The Comprehensive Plan further establishes several possible land use considerations representing typical development in the Suburban SF/MF Residential & Commercial Community Types as provided in the table below.

Suburban SF/MF Residential & Commercial: Land Use Considerations		
Bank	Big Box Commercial	Call Center

Church	Community Center/Pool and Recreational Amenities	Community Park
Convenience Store	Drug Store	Fire Station
Hotel	Large Supermarket	Medical Office
Mobile/Modular Homes	Natural Area	Professional Office
Restaurant	School	Single-Family Attached Home (Townhome/Duplex)
Single-Family Detached Home	Small Supermarket	

The proposed GB District allows for all of the above land use considerations with the noted exceptions of Mobile/Modular Homes, Single-Family Attached Homes and Single-Family Detached Homes. The Transitional Future Land Use Category and the Suburban SF/MF Residential & Commercial Community Types are, by their very nature, intended to be compatible with variety of zoning districts, including the proposed GB District. Accordingly, staff finds that the proposed rezoning of the property to GB District is consistent with the adopted Comprehensive Plan.

PHOTOS OF PROJECT AREA:



Looking southwest at subject property from US-521



Looking west at subject property from US-521



Looking south along US-521 from subject property



Looking east across US-521 from subject property

STAFF RECOMMENDATION:

Staff recommends **approval** of the request to rezone a 6.67-acre parcel of land (TM# 0049-00-095.00) from Institutional (INS) District to General Business (GB) District pursuant to the following findings of fact:

1. That the subject property is currently zoned INS District and proposed to be rezoned GB District;
 2. That the subject property has a Future Land Use designation of Transitional, and a Community Type of Suburban SF/MF Residential & Commercial;
 3. That the proposed GB District is consistent with the Transitional Future Land Use designation; and,
 4. That the proposed GB District is consistent with the surrounding area which is comprised of various zoning districts, such as: GB, PB, LDR and INS.
-

ATTACHMENTS:

1. Rezoning Application
2. Location Map/ Zoning Map

STAFF CONTACT:

Robert G. Tefft, Senior Planner
rtefft@lancastersc.net | 803-416-9394

**Planning Department**

P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
 Phone: 803.285.6005, planning@lancastercountysc.net
www.mylancastersc.org

ZONING MAP AMENDMENT APPLICATION**SUBMITTAL REQUIREMENTS**

- Completed Application
- Signatures of Applicant and Property Owner
- Deed and survey plat or boundary survey
- Fees associated with review

GENERAL INFORMATION

Property Address Hwy 521

City Lancaster State SC Zip 29720 Tax Parcel ID 0049.00.095.00

Current Zoning Institutional Current Use Single Family Dwelling

Proposed Zoning General Business Total Acres 6.67

Project Description Assisted Living Center

Surrounding Property Description Medical Park

CONTACT INFORMATION

Applicant Name Whitehall Development Group, LLC

Address 156 Spanish Point Dr

City Beaufort State SC Zip 29720 Phone 843.345.0824

Fax _____ Email sam.levin234@gmail.com

Property Owner Name Church Taylors Grove Baptist Lancaster, Inc.

Address 2832 Charlotte Hwy

City Lancaster State SC Zip 29720 Phone 803.283.9453

Fax _____ Email onehowell@yahoo.com

I hereby certify that I have read this application and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable County ordinances and state laws related to the use and development of the land. I further certify that I am the property owner, or his/her authorized agent, or the subject property. I understand that falsifying any information herein may result in rejection or denial of this request.

DocuSigned by:

Samuel M. Levin

Applicant

5/11/2020

Date

Mark Fowler

Property Owner(s)

5/29/2020

Date

Attach owner's notarized written authorization with property information if the applicant is not the owner.

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____ Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

SCHEDULE/PROCESS 1. Submit Application

- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- An application withdrawal should be made in writing and received prior to public notice in order to receive a refund.
- Rezoning Application Fee – single parcel \$435.00
- Rezoning Application Fee – multi parcel \$610.00

2. Planning Commission

- Conducts a public hearing on the application to receive input from Lancaster County citizens, applicant, and other interested parties.
- Reviews the application to ensure it is consistent with the Lancaster County Unified Development Ordinance, Comprehensive Plan, and all adopted County plans.
- Makes a recommendation to the County Council.

3. County Council

- Approves, denies, or submits application to the Planning Commission for further study.
- Action requires three readings for approval.
- Subsequent to final County Council action on rezoning, notice of action will be provided to the applicant, owner, and adjacent property owners.
- If applicant would like to request a special presentation, please notify the County Clerk @ (803) 416-9307 before 5:00pm on the first Monday of the month to make arrangements.

NOTARY ACKNOWLEDGEMENT

State of South Carolina)
)
County of Lancaster)

(Seal)

The foregoing instrument was acknowledged before me this 29TH, day of MAY, 2020 by the undersigned. MARK Fowler personally known to me or satisfactorily proven to me to be the person whose name is subscribed to the written instrument.

Mark Fowler
Signature

Fred C. Stuck
Notary Public

My Commission Expires 06/09/2026

Location Map

Case Number: RZ-020-1253

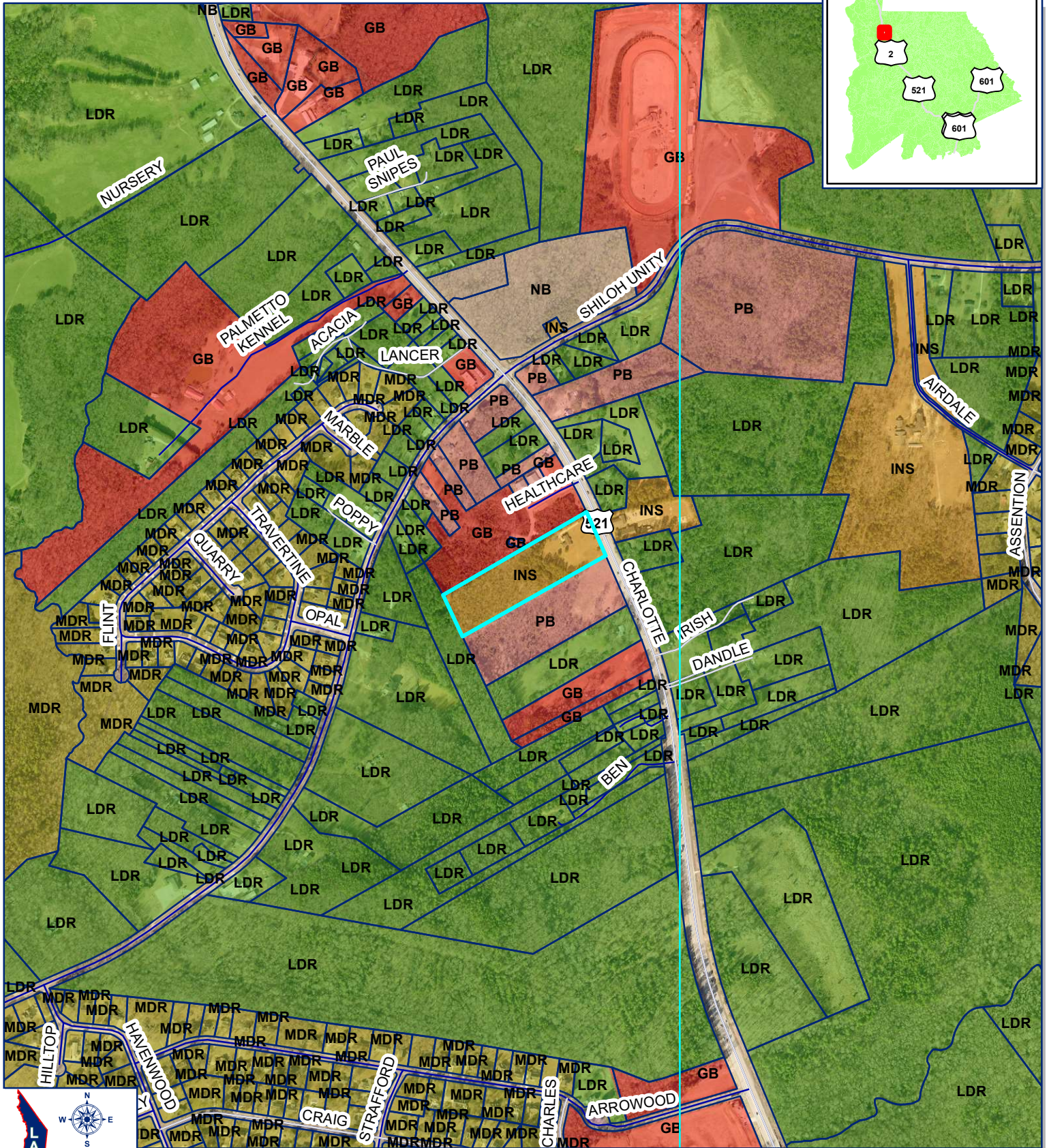
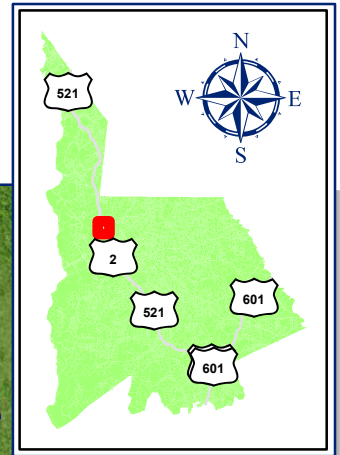
Proposal: Rezone from INS to GB

Parcel Description: 0049-00-095.00

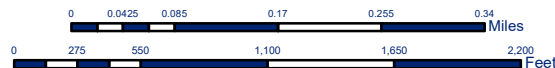
Applicant: Whitehall Development Group, LLC

Map Date: June 19, 2020

Map Created by: RT



The County of Lancaster provides this data for reference only. All data must be field verified before the information is used for design/project work. The County of Lancaster is not responsible or liable for any inaccuracies. Any design using this data is at users' sole risk. Also note that information is subject to change at any time.



Agenda Item Summary

Ordinance # / Resolution #: CU-020-1223

Contact Person / Sponsor: Ashley Davis / Planning

Department: Planning

Date Requested to be on Agenda: 7/21/2020

Issue for Consideration:

See Staff Report

Points to Consider:

See Staff Report

Recommendation:

See Staff Report

ATTACHMENTS:

Description	Upload Date	Type
Planning Staff Report: 903 Motors, LLC	7/14/2020	Planning Staff Report
Exhibit 1: Application	7/14/2020	Exhibit
Exhibit 2: Location and Zoning Map	7/14/2020	Exhibit
Exhibit 3: Concept Plan	7/14/2020	Exhibit
Exhibit 4: Evolve Comments	7/14/2020	Exhibit

PROPOSAL: Conditional Use Application to Permit a Non-Franchised Car Dealership

PROPERTY LOCATION: 2160 Flat Creek Road (TM# 0080J-0G-001.00)

CURRENT ZONING DISTRICT: General Business (GB) District

APPLICANT: 903 Motors, LLC

COUNCIL DISTRICT: District 5, Steve Harper

OVERVIEW & BACKGROUND:

Site Information

This parcel is currently improved with a vacant building. A concrete parking area exists to the north, east, and west of the building. This property was previously used as a non-franchised dealership as recently as November 2019.

Summary of Surrounding Zoning and Uses

Surrounding Property	Zoning District	Use
North	General Business (GB)	Kersey's Garage
South	Low Density Residential (LDR)	Single Family Residential
East	Low Density Residential (LDR)	Single Family Residential
West	General Business (GB)	Palmetto Pest

PHOTOS OF PROJECT AREA:



Looking southeast toward subject property.



Looking east along Flat Creek Road.



Looking northeast across the road from the subject property.



Looking northwest from subject property across the adjacent intersection.

APPLICABLE UDO PROVISIONS:

5.1.2. - CONDITIONAL USE (CU)

- A. Conditional Uses are uses which are generally compatible with other land uses permitted in a zoning district but which, because of their unique characteristics or potential impacts on the surrounding neighborhood and/or the County as a whole, require individual consideration in their location, design, configuration, and/or operation at the particular location proposed.
- B. All Conditional Uses shall at a minimum meet the standards for the zoning district in which they are located and the specific standards set forth in this article for that use.
- C. Individual consideration of the use may also call for the imposition of individualized conditions in order to ensure that the use is appropriate at a particular location and to ensure protection of the public health, safety, and welfare.
- D. Approval procedures for Conditional Use permits are found in Chapter 9, Administration.

5.8.5. - VEHICLE RENTAL/LEASING/SALES

- A. **Outdoor Vehicle Display:** No vehicles displayed for sale or awaiting work or pick-up shall be located closer than 5 feet to any adjoining property line, within a required landscape area, or in any public rights-of-way.
- B. **Conditional Use Permit Required for Non-Franchised Dealerships:** All such uses that are within 200 feet of a Residential use and are not a manufacturer-franchised dealership must obtain a Conditional Use permit.

- C. Screening:** All boundaries of a property containing such uses that directly adjoin a Single Family residential district shall be buffered with a solid fence extending from the ground to a height of not less than 6 feet and a Type B buffer in accordance with Section 7.1.5.
-

STAFF RECOMMENDATION:

Staff recommends **approval** of this conditional use application to permit a non-franchised car dealership, subject to the following condition:

1. Address the outstanding TRC/Evolve comments.
-

ATTACHMENTS:

1. Conditional Use Application
2. Location Map/ Zoning Map
3. Concept Plan
4. TRC/Evolve Comments

STAFF CONTACT:

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



Planning Department

P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721

Phone: 803.285.6005, planning@lanastercountysc.net

www.mylanastersc.org

CONDITIONAL USE APPLICATION

SUBMITTAL REQUIREMENTS

- Completed Application
- Signatures of Applicant and Property Owner
- All items noted on the Conditional Use Plan Checklist
- Fees associated with review

GENERAL INFORMATION

Property Address 2156 Flat Creek Road

City Lancaster State SC Zip 29720 Tax Parcel ID 0080J-OG-001.00

Current Zoning GB Current Use Vacant

Total Acres Surrounding Property Description Residential to the south and east, Commercial across Hilldale road and SC 903

Proposed Conditional Use Used Car Sales lot

CONTACT INFORMATION

Applicant Name 903 Motors, LLC

Address 2156 Flat Creek Road

City Lancaster State SC Zip 29720 Phone 704-258-4800

Fax Email Mike.ary@aceyus.com

Property Owner Name Coastal Real Estate of SC, LLC

Address P.O. Box 2410, Lancaster, SC 29721

City Lancaster State SC Zip 29721 Phone 803-285-9635

Fax Email gary@coastalrealestatedesc.com

PLEASE SUBMIT THE FOLLOWING FOR PLAN REVIEW:

- Civil Construction Plan:
 - **Plan submittal**
 - ☐ Six (6) paper copies of Civil Construction Plan-Set and Supporting Data.
 - ☐ One (1) PDF copy of Civil Construction Plan-Set and Supporting Data.
 - NOTE: After the civil plans are approved, four (4) printed sets of the approved plans will be requested for stamping and distribution.

PROJECT INFORMATION

Project Address/Location: 2156 Flat Creek Road, Lancaster, SC

Tax Map ID/Parcel No. 0080J-OG-001.00

Project Description: Used Car Sales

Applicant Name: 903 Motors, LLC

Address: 2156 Flat Creek Road, Lancaster, SC

Phone: 704-258-4800 Fax: _____ Email: Mike.ary@aceyus.com

Property Owner Name: Coastal Real Estate of SC, LLC

Address: P.O. Box 2410, LANCASTER, SC 29721

Phone: 803-285-9635 Fax: _____ Email: garry@coastalrealestateSCLLC.com

Other Project Contact(s)

Name: _____

Address: _____

Phone: _____ Fax: _____ Email: _____

Name: _____

Address: _____

Phone: _____ Fax: _____ Email: _____

Applicant Signature

6/5/2020
Date

Property Owner Signature

6/5/20
Date

PROPERTY MANAGER

CHECKLIST

Below is a list of standard information that should be shown on your plans. Attach a completed copy to your plans.

GENERAL INFORMATION:

- ☐ Proposed name of project. Name, address, phone and fax numbers of owner and/or developer and the design Professional(s).

APPLICATION CERTIFICATIONS

I hereby certify that I have read this application and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable County ordinances and state laws related to the use and development of the land. I further certify that I am the property owner, or his/her authorized agent, or the subject property. I understand that falsifying any information herein may result in rejection or denial of this request.


Applicant

6/5/2020
Date


Property Owner(s) - PROPERTY MANAGED

6/5/2020
Date

Attach owner's notarized written authorization with property information if the applicant is not the owner.

LANCASTER COUNTY OFFICE USE ONLY

Application Number 20201223 Date Received 6/5/2020 Receipt Number 3991
Amount Paid 325.00 Check Number Cash Amount \$325.00
Received By CKK Planning Commission Meeting Date July

SCHEDULE/PROCESS

1. Submit Application

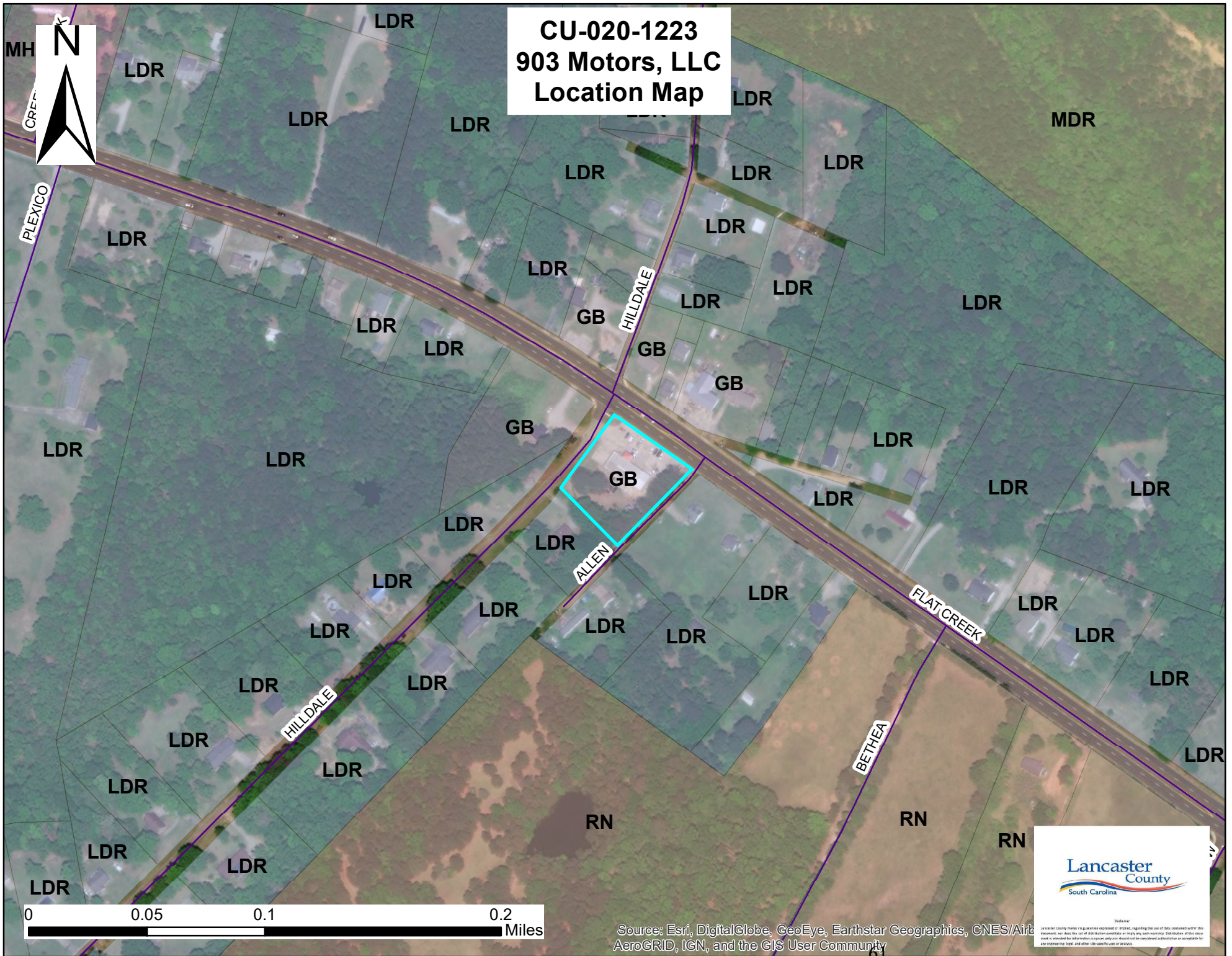
- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- An application withdrawal should be made in writing and received prior to public notice in order to receive a refund.
- Conditional Use Application Fee - \$325.00

2. Planning Commission

- Conducts a public hearing on the application to receive input from Lancaster County citizens, applicant, and other interested parties.
- Reviews the application to ensure it is consistent with the Lancaster County Unified Development Ordinance, Comprehensive Plan, and all adopted County plans.
- Makes a recommendation to the County Council.

3. County Council

- Approves, denies, or submits application to the Planning Commission for further study.
- Action requires a resolution for approval.
- Subsequent to County Council action, notice of action will be provided to the applicant,





Lancaster County
Development Services
P. O. Box 1809
Lancaster, SC 29721
803.285.1969
permits@lancastercountysc.net

July 14, 2020

Mike Ary
903 Motors, LLC
2156 Flat Creek Road
Lancaster, SC 29720

Project Number	20201223
Project Name	903 Motors, LLC-2160 Flat Creek Road
Location	2160 Flat Creek Road, Lancaster
Stage	Conditional Use Permit
Parcel(s)	0080J-OG-001.00
Status	Not Approved

Dear: Mike Ary

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 - Scott Edgar -
sedgar@lancastersc.net

No Review Done

Review Comments:

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

Approved

Review Comments:

LC Water & Sewer District - James Hawthorne - (803) 285-6919
james.hawthorne@lcwasd.org

Approved

Review Comments:

To apply for service, the owner will need to have the existing service switched over to their name by contacting LCWSD's Meter Taps Office.

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

Not Approved

Review Comments:

Move access on Hilldale Drive south to align with the driveway across the street.
Completely remove the drop-curb on SC903 closest to Hilldale Drive.

Zoning - Julie Faile - 8032830567
jfaile@lancastersc.net

Conditional

Review Comments:

Existing building is 3920 sq ft. Parking provided for 744 sq ft of office space. What is the use of the additional space? Should parking not be required at the 1 per 400 sq ft for the total square footage to ensure parking for future tenants or expansion of current use since the building is existing?

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

Conditional

Review Comments:

Screening: All boundaries of a property containing such uses that directly adjoin a Single Family residential district shall be buffered with a solid fence extending from the ground to a height of not less than 6 feet and a Type B buffer in accordance with Section 7.1.5.