



MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION

JASON CAVALIER, DISTRICT 1
, DISTRICT 2
LYNETTE HINSON, DISTRICT 3
JUDIANNA TINKLENBERG, DISTRICT 4
MICHELLE RICHARDS, DISTRICT 5
SHEILA HINSON, DISTRICT 6
FRANCES LIU, DISTRICT 7
SECRETARY: AIMEE SHOLAR

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

**February 6, 2025 5:00 P.M.
MINUTES**

Chairman Deese called the meeting to order at 5:00 p.m.

1. Call to Order/ Roll Call:

Members Present:

Jason Cavalier, District 1
, District 2
Lynette Hinson, District 3

Judianna Tinklenberg, District 4
Michelle Richards, District 5
Sheila Hinson, District 6
Frances Liu, District 7

Absent: 0

Others Present:

Allison Hardin, Development Services Dir.
Matthew Blaszyk, Planner
Jennifer Bryan, Planning Technician

Admin. Assistant: Aimee Sholar

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.

a. Vote to Chair the Workshop Meeting

Jason Cavalier was nominated by a show of hands to Chair the Workshop meeting.
Allison Hardin called for a motion to approve Jason Cavalier for Workshop Chair.
Motion to Approve by Frances Liu; 2nd by Shelly Richards.
Called vote: 6:0. **Motion approved unanimously.**

2. New Business

a. RZ-2024-2690 Lloyds/Dollar General

Application by Greg Googer on behalf of Lloyds Properties Inc/ Dollar General to rezone one parcel of 2.1 acres located at the intersection of Old Pardue and Camp Creek Roads (TM 0060-00-034.00) from Low Density Residential (LDR) to Neighborhood Business (NB) in order to allow development of a convenience store.

Staff Presentation: Matthew Blaszyk

- A site plan was not required but it was included.
- There are no issues with this item so far, no phone calls to date.

Discussion: Jason Cavalier: What is the nearby zoning? MDR

b. CU-2024-2612 Cogito Academy

Application by Cameron Gill/True North K12 and Joseph Camposeo for a Conditional Use Permit for a K12 charter school (“Cogito Academy”) to be located on 22.0 acres off Shiloh Unity Road (TM 0049-00-082.00).

Staff Presentation: Matthew Blaszyk

There are a few issues with this item which include the applicant requesting a daycare option- this use is not allowed under the current zoning. School parking and buffers are an issue and there also needs to be an edit to the application for it to say Pre K-5th Grade instead of K-8th grade.

Discussion:

Shelly Richards: Has this come up to Planning Commission before? No

Shelly Richards: Daycare is a problem, we could really use a few more in this area.

Allison Hardin: That’s because daycare is listed as a health and human service and it gets kicked out.

Lynette Hinson: So A daycare is proposed in the plan? Yes

c. SD-2024-1745 Silver Run

Application by Broadstreet Homes Inc and Jerry Griffin Jr for a Preliminary Plat for 25.25 acres located off Silver Run Road (TM 0006-00-034.00) to develop a 44-lot single family residential community.

Staff Presentation: Matthew Blaszyk there are many issues with this item. The site may need a TIA. A 50 limit trip per day may keep them from needing it. The stub out and curb cut outs are not allowed. Their PDF has multiple scales which makes it impossible to use.

NOTE: on 2/10/2025 Applicant requested deferral to 3/18/2025 meeting.

Discussion:

Francis Liu: When they put this in, they didn’t address the curb cuts? No

Matthew Blaszyk: Not as of yet it is waiting for comments. They are prepared for it to be kicked back.

Allison Hardin: We referred to a letter in the packet about the sketch plan. The school enrollment is too large. Everything will be UpToDate and current for you guys, or if it's something small, for example trees we will recommend a conditional approval.

Francis Liu: Will you tell us if there are problems? Yes

Francis Liu: so if the subdivision doesn't get approved they can reapply? Yes

Shelly Richards: This slope is way to big.

Allison Hardin: This is a MS4 area which our county does stormwater division and state permit and the rest come from the state.

Jason Cavalier: Isn't there a length max before you need a shelf?

Allison Hardin: If it is a life safety issue let us know so we can be sure to bring it up to the applicant.

Jason Cavalier: On this map of the subdivision the v's are cutting the wrong direction.

Allison Hardin: They need a review within 60 days. To either give them a conditional approval or a no. If it's just terrible on the first run, you have to tell them to take it back or they have to request an extension or an appeal if there is something workable.

Jason Cavalier: Is this something we ran into with Barberville?

Allison Hardin: No they pulled it back and went to a minor review.

Matthew Blaszyk: Stephen Blackwelder acknowledges that there are several problems with this one.

Allison Hardin: They still have to go through several reviews, it's a sketch review and we will give it as much comments as we can.

Jennifer Bryan: They did a sketch review and this is the second one.

Judianna Tinklenberg: How is Silver Run can the roads and schools handle this?

Allison Hardin: That is why we need a TIA.

Matthew Blaszyk: One side of the street is owned by SCDOT and the other side is owned by the county.

Jennifer Bryan: I have driven through there and their back entrance is doable but it definitely needs a TIA.

Francis Liu: Can we control what time they do a TIA, like can we require them to do it during peak hours? I saw a study done and it was done during non-school hours.

Allison Hardin: We can hold them up for it.

Jason Cavalier: Where is the stream?

Matthew Blaszyk: All the way at the top.

Shelly Richards: I am seeing different elevations between the houses.

Judianna Tinklenberg: This subdivision doesn't look like it's going to be very pretty.

Allison Hardin: You can use the topography imaging we have on our website to look at this. We can have a teams meeting to teach you how to use this tool or it can be during our workshop meeting time.

3. Old Business

Added Discussion: 2/6/2025 Jennifer Bryan: Any new emails since 1/14/2025 will be included in your packet.

a. TA-2024-2368 Thomas/Retreat Center

CONTINUED FROM 12/17/2024

Application by Adam Thomas for a text amendment, creating a new use definition and regulations for "Retreat Center" in the Lancaster County Unified Development Ordinance.

Staff Presentation: Allison Hardin. See staff report in 1/21/2025 Agenda

Discussion: See 1/9/2025 Workshop Discussion

Added Discussion: Allison Hardin: He reached out to me about adding Eco Tourism and Agriculture Tourism to the use.

Jason Cavalier: There is a pond now do you require a buffer? No

Allison Hardin: The applicant came to me and wanted to add this use to the table the only thing that came close enough to it was the campground use.

Francis Liu: So he wants to amend the UDO? Yes

Francis Liu: Is this the same as Camp Encounter?

Allison Hardin: No that was an earlier version not a current one.

b. CP-2024-1735 Cresswind- Comprehensive Plan Amendment

Application by Kolter Group Acquisitions LLC to amend the Comprehensive Plan/Future Land Use Map designation from *Rural* to *Growth Area* for approximately 868.12 acres comprising the following parcels located between Charlotte Highway and Van Wyck Road: TM #s 0019-00-007.02, 0016-00-066.01, 0019-00-018.00, 0019-00-023.01, p/o 0019-00-019.00, p/o 0015-00-047.00, 0016-00-065.00, 0016-00-065.01, 0019-00-019.02, p/o 0020-00-001.00, 0019-00-007.00.

Staff Presentation: See staff report in 1/21/2025 Agenda

Discussion: See also 1/9/2025 Workshop Discussion.

Added Discussion: Allison Hardin: 3C-G these are the big ones. At the Cresswind meeting at the library in Indian Land the community as a whole were up in arms about Laney Rd. Someone receives shipments from a semi and that road really needs to be widened. It is a one lane either way the property doesn't support the higher density that they are asking for. They have a DA in which they are trying to not to have to pay for school impact fees.

Jason Cavalier: Half the site is flood plain.

Judianna Tinklenberg: There are going to be a bunch of folks to come out not in favor of this.

Francis Liu: So if we turn this down this doesn't go to Council?

Allison Hardin: No remember they can fix the problems and resubmit.

Allison Hardin: This also a butt's the property of the railroad in Waxhaw. I am worried about flooding. I have worked with this builder before.

c. DA-2024-1732: Cresswind Development Agreement

Application by Kolter Group Acquisitions LLC for a Development Agreement for approximately 868.12 acres comprising the following parcels located between Charlotte Highway and Van Wyck Road: TM #s 0019-00-007.02, 0016-00-066.01, 0019-00-018.00, 0019-00-023.01, p/o 0019-00-019.00, p/o 0015-00-047.00, 0016-00-065.00, 0016-00-065.01, 0019-00-019.02, p/o 0020-00-001.00, 0019-00-007.00.

Staff Presentation: See staff report in 1/21/2025 Agenda

Discussion: See also 1/9/2025 Workshop Discussion

d. RZ-2024-1732: Cresswind (MDR)

Application by Kolter Group Acquisitions LLC to rezone 851.50 acres located between Charlotte Highway and Van Wyck Road: Four parcels (TM# 0016-00-065.00, 0016-00-065.01, 0019-00-019.02, 0016-00-066.01) totaling 239.086 acres from LDR (Low Density Residential) to MDR (Medium Density Residential) District, and seven parcels (TM #s 0019-00-007.02, p/o 0020-00-001.00, 0019-00-007.00, 0019-00-018.00, 0019-00-023.01, p/o 0019-00-019.00 , p/o 0015-00-047.00) totaling approximately 612.414 acres from RN (Rural Neighborhood) to MDR (Medium Density Residential) District in order to develop an age-restricted single-family residential subdivision under the Cluster Subdivision Overlay District.

Staff Presentation: See staff report in 1/21/2025 Agenda

Discussion: See also 1/9/2025 Workshop Discussion

e. RZ-2024-1733: Cresswind (INS)

Application by Kolter Group Acquisitions LLC to rezone 3.2 acres located between Charlotte Highway and Van Wyck Road (p/o TM # 0015-00-047.00) from RN (Rural Neighborhood) to INS (Institutional) District, as part of a master-planned development incorporating residential and commercial elements.

Staff Presentation: See staff report in 1/21/2025 Agenda

Discussion: See also 1/9/2025 Workshop Discussion

f. RZ-2024-1734: Cresswind (GB)

Application by Kolter Group Acquisitions LLC to rezone 13.42 acres located between Charlotte Highway and Van Wyck Road (p/o TM # 0015-00-047.00) from RN (Rural Neighborhood) to GB (General Business) District, as part of a master-planned development incorporating residential and commercial elements.

Staff Presentation: See staff report in 1/21/2025 Agenda

Discussion: See also 1/9/2025 Workshop Discussion

g. RZ-2024-1734 Blackhall/Waxhaw Highway

Application by Justin Blackhall to rezone a parcel of 39.04 acres located at and adjacent to 6872 Waxhaw Highway, Lancaster (TM 0015-00-059.00) from Rural Neighborhood (RN) to General Business (GB) District, to develop mixed commercial property.

Staff Presentation: Matthew Blaszyk- See staff report in 1/21/2025 Agenda

Discussion: See also 1/9/2025 Workshop Discussion

Added Discussion: Jennifer Bryan: We have only received one phone call about this project.

h. SD-2024-0656: Eagles Landing Preliminary Plat (Edgewater)

Application by True Homes LLC and Lancaster County Forfeited Land Commission for a Preliminary Plat for 65.94 acres located off Edgewater Parkway (p/o TM# 0106-00-003.00) to develop a 125-lot single family residential neighborhood (aka Eagles Landing). This area is part of the Edgewater community.

Staff Presentation: Matthew Blaszyk- See staff report in 1/21/2025 Agenda

Discussion: See also 1/9/2025 Workshop Discussion

Added Discussion: Matthew Blaszyk: They have been able to satisfy all of the staff requirements and comments.

Allison Hardin: Remember they have a DA from 1998 for 75 years plus 7 years because of the bad growth years.

Judianna Tinklenberg: What is the status of the road connectivity?

Matthew Blaszyk: They are redoing the Catawba Ridge road.

Shelly Richards: They need to do something about the bridge crossing.

Allison Hardin: The developer is True Homes for this phase.

i. Kershaw Annexation: 213 Neal Street

Application by Shirley Phillips and Natalie Faulkenberry to annex property at 213 Neal Street (TM 0159A-0I-006.00) into the town of Kershaw.

Staff Presentation: Jennifer Bryan- See staff report in 1/21/2025 Agenda

Discussion: See also 1/9/2025 Workshop Discussion

NOTE: on 2/7/2025 Town Manager John Douglas emailed to say that the applicant has requested withdrawal of the application.

j. NRN-2024-2744 Long Drive Lane

Application by Donna Ziegelbauer to name a shared private drive (Long Drive Lane) at and adjacent to 10998 Caroline acres Road, pursuant to Sec. 6.11.4.G of the Unified Development Ordinance.

Staff Presentation: Jennifer Bryan- see staff report in 1/21/2025 Agenda

Discussion: See also 1/9/2025 Workshop discussion

k. NRN-2024-0679 Limitless Way

Application via Civil Plan submission for naming a private drive at 9364 Old Bailes Road (TM 0007-00-028.00) (Commercial Site Plan).

Staff Presentation: Jennifer Bryan- See staff report in 1/21/2025 Agenda

Discussion: See also 1/9/2025 Workshop Discussion

4. Other:

Allison Hardin: We had a meeting regarding this meeting the Sheriff will be here and we have developed a strategy to help move things along and make it smoother. If we have to we will take a five minute recess and go to the back room and close the door.

Jason Cavalier: Can we separate out the items so that everyone can take turns? Yes

Allison Hardin: I am going to give a review before the meeting about that to the audience.

Francis Liu: Is it ok if our constituents want to ask us questions?

Allison Hardin: You can't have constituents; you can tell them to call staff about it.

Lynette Hinson: So Edgewater the 1998 DA you can't do anything about it?

Allison Hardin: You can about safety issues.

Francis Liu: The EPA isn't involved in the Catawba River or the other river making sure it's up to code? No

Shelly Richards: Sometimes there are 37 cars trying to out at Betha Boat Landing because it's the only ingress or egress. The fire Marshall says his hands are tied and can't do anything about it.

Shelia Hinson: The annexation for Neal Street decided that they do not want to be annexed.

Allison Hardin: UDO Meeting with the stake holders is March 12th.

Jennifer Bryan: Road Name changes don't require hearings.

Judianna Tinklenberg: When is the status for the comp plan? April

Allison Hardin: Ask Mr. Deese if he still wants to be part of the Planning Commission UDO meeting?

Francis Liu: Is there going to be any change to the allowable signage size in the new UDO? Yes

5. ADJOURN

Motion to adjourn by Judianna Tinklenberg; 2nd by Shelly Richards. Motion approved by unanimous consent. Meeting adjourned at 6:47 p.m.