

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
Lancaster County Planning Commission
February 18, 2025, 6:00 p.m.

Secretary Aimee Sholar called the meeting to order at 6:00 p.m.

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

Commissioners Present:

Jason Cavalier, Dist. 1

, District 2

Lynette Hinson, District 3

Judianna Tinklenberg, Dist. 4

Michelle Richards, Dist. 5

Sheila Hinson, Dist. 6

Frances Liu, Dist. 7

Absent: 0

Staff Present:

Allison Hardin, Development Services Director

April Williams, Planning Director

Matthew Blaszyk, Planner

Jennifer Bryan, Planning Technician

Administrative 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. The agenda was also posted in the lobby of the County Administration Building for the required length of time and was published on the county website.

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

a. **Election of Officers:**

Shelly Richards made a Motion to Open the Floor for Chair Person; 2nd by Sheila Hinson. Jason Cavalier was nominated by Sheila Hinson; 2nd by Shelly Richards. No other nominations were offered. Shelly Richards made a Motion to Close the Floor for Chair Person nominations; 2nd by Sheila Hinson.

Vote: **6:0** **Jason Cavalier elected as Chair of the Planning Commission**

Jason Cavalier made a Motion to Open the Floor for Vice-Chair nominations; 2nd by Judianna Tinklenberg 2nd. Motion approved unanimously.

Shelly Richards was nominated by Sheila Hinson for Vice Chair; 2nd by Judianna Tinklenberg. No other nominations were offered. Judianna Tinklenberg made a Motion to Close the Floor for Vice Chair Person nomination; 2nd by Lynette Hinson.

Vote: **6:0** **Shelly Richards elected as Vice-chair of the Planning Commission**

2. APPROVE AGENDA

Chair Jason Cavalier called for a motion to approve the Agenda. Motion to Approve by Shelly Richards; 2nd by Judianna Tinklenberg
Called vote: **5:1**. Motion approved unanimously.

3. APPROVE MINUTES

a. **December 17, 2024 Regular Minutes**

Chair Jason Cavalier called for a motion to approve December 17, 2024 Regular Minutes as written. Motion to Approve by Judianna Tinklenberg; 2nd by Shelly Richards.

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

b. **January 9, 2025 Workshop Minutes**

Chair Jason Cavalier called for a motion to approve January 9, 2025 Workshop Minutes as written. Motion to Approve by Judianna Tinklenberg; 2nd by Shelly Richards.

Called vote: **4:2**. Motion approved unanimously.

c. **February 6, 2025 Workshop Minutes**

Chair Jason Cavalier called for a motion to approve February 6, 2025 Workshop Minutes as written. Motion to Approve by Shelly Richards; 2nd by Lynette Hinson.
Called vote: **6:0**. Motion approved unanimously.

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

Chair Jason Cavalier opened the floor to comments from the public. None Signed in.
Floor is closed.

5. OLD BUSINESS: Items from Previous Agendas

a. TA-2024-2368: Thomas Retreat Center

(Discussion Continued from December 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, Development Services Director presented the application consistent with the staff report. Staff Recommendations:

Frances Liu Recused herself for this item

There was a 2:00 Minute Recess: Jason Cavalier called for a Motion for a Recess. Shelly Richards Made the Motion for a Recess and Judianna Tinklenberg 2nd The Motion for a Recess.

Vote: **5:0. Meeting is in recess**

Jason Cavalier called for a Motion to reconvene.

Judianna Tinklenberg made a Motion to reconvene; 2nd by Shelly Richards.

Vote: **5:0 Meeting is reconvened.**

Comment from applicant(s):

Adam Thomas: After receiving feedback from planning and planning commissioners, we spent a year praying and meeting with other counties surrounding Lancaster with other non-profits, and having discussions with our general contractor Chad Catledge with Perception Builders. Out of all these discussions we settled on a land use that is not currently in the UDO. We feel like this will be a win/win for the county and the community.

This land use doesn't add strain to the school systems, it has minimal infrastructure requirements, and it allows us to keep the ambiance and the beauty of the farmland and AR pretty much intact. The retreat center was based on religious retreat, but for other land others there could be a different type of retreat. Maybe it's a restoration retreat or a rehabilitation retreat or a physical therapy retreat. There are plenty of equestrian centers as retreats for children or individuals with neurological issues and disorders. So, we are trying to create [a definition] that you can implement down the road as future use in the UDO.

Questions from Commissioners:

Shelly Richards : from the comments you made, I assume they are going to have access to the rest of the acreage around the retreat center?

Adam Thomas: No, they would be confined and fenced in.

Public Hearing: (See attachments: Sign-in Sheets) No one signed in.

Chair Jason Cavalier closed public hearing and called for a motion on item TA-2024-2368.

Motion to Approve by Sheila Hinson; 2nd by Judianna Tinklenberg.

Discussion:

Allison Hardin: There are two thoughts on where the parking should go. Staff recommended one spot, and the applicant recommended another. And we added a lot of definitions. If you have a motion you would need to say as amended and then make a recommendation on the buffer, if there is a buffer and what type and what the parking requirements would be. [See attachments: **Draft Ordinance Applicant Version** and **Draft Ordinance PC Version**]

Sheila Hinson withdraws her Motion to Approve; 2nd by Judianna Tinklenberg.

Sheila Hinson made a Motion to Approve with the Recommendations stated by Staff; 2nd by and Lynette Hinson.

SEE ATTACHMENT: DRAFT RETREAT CENTER ORDINANCE 2025-1948 PC VERSION for stated staff recommendations.

Called vote: 5:0. Motion is approved. (Liu Recused)

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

b. RZ-2024-0859: Blackhall/Waxhaw Highway

(January Agenda) Application by Justin Blackhall/Blackhall Acquisitions to rezone 39.04 acres located at 6872 Waxhaw Highway (TM 0015-00-059.00) from Rural Neighborhood (RN) to General Business (GB) District in order to develop as mixed commercial property.

Staff Presentation: Matthew Blaszyk, Planner, presented the application consistent with the staff report. Staff Recommendation: Approval.

Questions to staff:

Judianna Tinklenberg : Any phone calls or inquiries from the public?

Blaszyk : There has been 1 inquiry, but it was just an information request about the sign.

Comment from applicant(s):

Justin Blackhall : I will use my time to ask for any questions from the commissioners. I hope you can see that the application fits the macro goals and fits the overall goals of the county. This project would pull traffic away from 521, we are seeking to avoid the influx of people from Waxhaw and from the other large developments flooding onto 521. This will actively reduce traffic from 521. The property it is zoned RN and is completely clear having no mature trees, there are high tension power lines running through it and railroad tracks to the north of it. It's got some dilapidated buildings that people kind of use to throw trash in as they drive by on 75, so it has no real rural feeling. So, I feel that this meets the micro and macro goals of the county.

Questions from Commissioners:

Frances Liu : The Small Area Plan states that there is GB, Industrial, etc., so if this is approved would there only be businesses in this area?

Justin Blackhall: The application is for a small business park and so it would align with the small business plan.

Frances Liu : Is there anything that can be put in there that would align with GB, but not with the small area plan?

Matthew Blaszyk: No

Chairman Cavalier opened public hearing.

Public Hearing: (See attachments: Sign-in Sheets) No one signed in
Chair Jason Cavalier closed public hearing and called for a motion on item
RZ-2024-0859

Motion to Approve by Frances Liu; 2nd by Lynette Hinson.

Discussion: None

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

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

c. CP-2024-1735 Cresswind Comprehensive Plan Amendment

(January Agenda) 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.

ALL CRESSWIND ITEMS WILL BE PRESENTED AS ONE. SEPARATE PUBLIC HEARINGS AND VOTES WILL BE HELD FOR EACH ITEM

Staff Presentation: April Williams, Planning Director presented the application consistent with the staff report. Staff Recommendations: Denial of Comprehensive Amendment.

Questions to staff: None

Comment from applicant(s): Emily Powell with Kolter Homes, Amy Massey McKinley Horn, and Matt Mandal with ESP Associates

Amy Massey : We are a private regional company. This project is age restricted, we also have some age targeted communities and those would be smaller communities with fewer homes. Our goal is to facilitate a lifestyle. [The Plan includes a] Mix of lot sizes, private streets. HUD definition of “age-restricted” means 55 and older. We must track and share HOA documents that show there are no children in the home. It requires board approved 1 ½ year leases. We are requesting 853 homes; since not all homeowners work, trips are spread over more hours not just peak hours, which means a lower number of trips. There will be more than 400 local volunteers for the community. There will be less people in the homes, which means they will use less use from a water and sewer perspective as a traditional home buyer would. From a public safety and ambulance trips a couple items to note, it’s broken down by brackets and a 55-74 year old produces similar trips from an 18-44 year old and our average person is 68 years old. Our clients have a very active lifestyle, so they are moving there for those amenities they are moving there to be active in their community. We have a person in the community who plans events, and we have won several awards for these events. There are always events in the club house and even on the green lawn this lifestyle is huge and this is why someone would move into this community and why they would want to live here. This is an example of one of our communities [picture on screen] we opened in Charlotte there are two facilities with 3 different lot sizes. We would do the same community here in Lancaster with green lawns, tennis courts, and pools our clients tend to recreate in their own community than going out into other areas of the community.

Matt Mandel: Several master plan communities [nearby] are age restricted similar to what is being proposed with Cresswind. A big portion of this site is zoned RN, a portion is zoned LDR. I do want to point out that those densities under those districts by right today, the LDR permits 1.5 units an acre and RN permits 1 unit per acre and our site plan is currently showing about 1 unit per acre. So, consistent with those zoning densities. The comprehensive land use plan, I know staff talked about it in their report, I know this document is new and it's a living document, we feel that there are some statements in here that we are addressing and are consistent with, one thing I want to point out is that future land use is intended to be a guide as to a general direction to go in, but as the county continues to grow and circumstances change it is imperative that the county continue to review and update this document. With our plan we hit a lot of what the county already wants with our application, a portion is already in the growth area. So, the comprehensive plan change for this site is only for 384 acres. In order for these to follow suit with the master plan a community like this will help encourage those components of the master plan and comprehensive land use plan. The proposed zoning is consistent with current zoning. We would provide connections to SC 521 from Van Wyck Rd with construction of this property. There are 3 different lot sizes 55, 65 and 75 wide lots. Lots of green spaces and lots of activities. There will be over 400 acres of open space between natural open space, tree save areas and buffers and wetlands. We will design around the wetlands. We have had community meetings and provided feedback. There will also be access to Laney Road.

Emily Powell: [Regarding] the rezoning from GB which is located along 521 and the INS. There is a high level of impact fees per Lancaster regulation. We have [agreed to] the solid waste fund and the library fund in the DA; there is also a fee to Lancaster Water and Sewer District. We ask for no school impact fees because we can verify that we will have no children. We propose to amend the DA to match the verbiage in the county documents regarding the school fees and would do our own study verifying that and submit that to the county. We would modify the DA term to 10 years to match the noted preference, the school district payment, we would modify the language matching Lancaster County school impact fee ordinance stating that we would request relief from the ordinance by doing our own individual assessment study. There was a TIA and phasing, we would have to get into that when we got the certificate of occupancy, phasing would then have to be finalized. The last item was for a roundabout or simply a straight through intersection. So, we would have to make some modifications to the DA.

Amy Massey: We coordinated with staff and prepared a TIA which matches county, state and national requirements. That TIA has been reviewed and approved by both DOT and Staff. These are the improvements that the developer will have to perform, in order of construction:

- Access number 2 will be the first access point to be constructed. It will have a stop sign in place first with a stop bar and a southbound or southwest bound left turn lane on Van Wyck at the access point to move the left turners out of the traffic flow.

- Next, access number 1, it's directly. The improvements here are constructing a north-bound left turn lane on 521 for proposed access number on HWY 521 across from Henry Harris
- reconstructing the existing southbound left turn lane that is already there. Both of those turn lanes would be offset for safety, constructed into the median so that there is better site distance for the turns.
- We anticipate a traffic signal to be placed here, which will be a huge improvement on the Henry Harris side of things. That would need to be approved by SCDOT based upon a specific study to better analyze whether it warrants that. In the meantime, there will be a stop sign first until the site is improved and installed into the development.
- Then there will be a proposed extension through Laney Road which is access number 3.

Emily Powell: We have been working on this for the better part of two years. We submitted a sketch plan for 950 homes under a different land use category in late 2023. We did adjust that to MDR with a cluster which requires a DA, so we are proposing the 853 with some other uses like INT and the GB as they make sense adjacent to 521. We have gone to our community meeting and are here tonight. We know there are a lot of people who want to speak, so we will move on, and we are here to answer questions.

Questions from Commissioners:

Judiana Tinklenberg: You mentioned the 3.2 acres [for County Services], but there will be no money for it just the land?

Amy Massey: In the DA it is listed as land only, but we haven't yet gauged what that use would look like, whether it is fire, EMS, police, governmental use. We are looking for feedback as to what the best use is, we could pad that site and do utilities with that, but we haven't had the opportunity to further those conversations, but we are intending that to be positive for the community.

Shelly Richard: Technically you have an average of 1 unit per acre but it's because so much of that property is in- wetlands and flood plains area, and every time it rains it floods pretty good. You technically have the one acre because everything else is shoved down to one side because so much of it is undevelopable. You say it's going to become an open space but if it constantly floods how is it going to be a usable open space?

Amy Massey: The site is 2/3 upland and 1/3 wet buffer floodplain etc. Of course, everyone that has driven by 521 has seen that. Yes, there is flood plain and there are buffers. 2/3 is upland and that is what we are looking at from the development area perspective. There are a hundred plus acres that are open space perimeters, etc. aside from that buffering floodplain, there are over 400 acres in common open space total and again only 1/3 is wet, so there is additional green space

between the rear of all lots, it is hard to see it at this scale. In addition to the rear setbacks, we have additional green space between the lots. One lot would not back up to another lot. The east side does have more floodplain, but it's next to 521 and that southern border. You can see in the site plan that is where we have some commercial and INT, but the majority of that area is floodplain and that's why you simply see that road connector for a better part of a mile through there with limited other developmental use.

Frances Liu: You mentioned that the Blvd was going to be the connector road, which you said would serve the county. The road between 521 and Van Wyck?

Amy Massey: So, the connector road is on I believe both the comp plan and RFATs plan so we understood that was intended to be developed there the connector road. So, with our development we are asking for a rezoning; we would also ask that we would be the developer and the home builder, and then yes, we would be building that connector road that is shown on future plans.

Frances Liu: What do you think the speed limit would be inside of a development like that?

Amy Massey: I don't know.

Emily Powell: I would say that it would be determined at a future time, probably somewhere around 35 MPH would be a guess, but it would have to be determined by a bunch of other factors.

Frances Liu: In most 55 and up communities there are a lot of use of golf carts and usually the speed limits are about 20 MPH or lower topping out at 25 MPH and I just wondered if you thought that was suitable connector road. If people would want to turn off of a 55 MPH road to a 25 MPH connector road and cut through a neighborhood. I am just wondering if you think it's a suitable fulfillment of a connector road?

Emily Powell : I will let Amy speak to traffic, but we do not have any lots fronting to this. It's not where you will have driveways accessing off the boulevard. The boulevard is intended to provide connectivity, and we specifically designed the site plan to ensure there was no driveway access. As Matt mentioned earlier, we understood comments and concerns about Laney Road, so we have done the same thing for Laney Road and we continue to evaluate how to make Laney a smoother transition.

Frances Liu: And you propose donating this road [to the County]?

Emily Powell: So, the collector road we would develop and construct. We would propose to donate it the same process that Roselyn is developing and donating their collector road.

Frances Liu: Donating, meaning you are no longer responsible for it after it's built?

Emily Powell: Yes

Jason Cavalier: [Asks to see floodplain slide.] I see 30's, 40's and it looks like it is close to the central location where the largest wetland area-I don't see any buffers called out for that.

Emily Powell : Not every buffer is labeled just for the sake of visual but there should be buffers on all, we are requiring 30ft or 50ft or 40ft based on what type it is so, there are buffers on all of them, I am not sure on what specific area you are talking about, but again we did not label all of them just for visual sake.

Jason Cavalier: Ok thank you, I see the line, I just wanted to get more clarity on that.

Chairman Cavalier opened public hearing.

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

1. David Kitchen (Indian Land): My family has lived in Lancaster for over 125 years. Great grandfather he helped build the Osceola Methodist church, our land is one of the properties involved in the proposed land development. As a family the Richardson family decided to try to do something good for the community with the property. I do support what Cresswind wants to do. Thank you.
2. Marie Broome (Lancaster): Grew up in the area of Laney Road where my grandfather owned much of the property that was there. We owned 2 properties on Laney Road, and it butts up to this development. Opposed to the Cresswind proposal:
 - it will disrupt our life as we have known it as we grew up knowing our "friendship house", it allows for fellowship and foundational growth for many other people in our community.
 - We have very little left in our community here in Indian Land that allows us to remember the things of the past.
 - The traffic continues to grow, it's going to continue to grow
 - Emergency services, EMS and in the coroner's office [will be impacted]
 - The speed limit will not be followed

3. Logan Hedges (Van Wyck): That little corner up there I am trying to keep green. Unlike our wonderful developers here tonight, I actually reside in Lancaster County. Opposes Cresswind proposal:

- concerns with traffic
- noise and disruption of rural living
- I am an ER nurse by trade. I have performed CPR more times than I can recall. I have waded through Covid the whole nine yards and came out the other side. I am here as a private citizen. We do not have sufficient medical resources for our existing community.
- [Emergency response] wait times are often long. Those needing hospital admissions can often wait over 24 hours for post diagnosis in the ER for a hospital bed.
- Emergency departments whether ten or fifty beds operate frequently on only 10 to 20 percent of normal capacity because the admission holds waiting and the ER areas are waiting for a room. This results in prolonged waiting room stays sometimes in excess of 24 hours. These conditions place our community at risk. Planned health care expansion for this area already is estimated to be insufficient for this current population.
- Outside the hospital EMS crews are equally strained and in some areas the strain prevents discharged patients from mobility issues to be taken home and further slowing up admissions.
- Long-term care and assisted living facilities also have long wait times for admissions and we haven't even hit another pandemic yet.
- There are over 7,000 approved homes for Lancaster County that have not been completed. Do we really need another 800 plus?
- Another 55 plus community like proposed presents the highest toll on our health care services.

Our resources simply cannot support this development. I implore this council to hit the brakes literally on this proposed change through zoning. Follow our existing plan. Higher tax revenues do not equal a better community, and I hope that we focus on improving the health of our existing community first.

4. Mike Mosley (Van Wyck): I too respectfully oppose the request by Kolter Group to develop this property:

- traffic in that area, not just on Van Wyck Road but on 521 as well it's just atrocious at times.
- Age 55-plus and it will have an impact not only on the infrastructure but also EMS. They are spread paper thin, and I share those concerns.
- primarily my concern is I know the cost of making this right. In order to improve the infrastructure, you need to improve the utilities, the EMS that we need or again the hospital impact that was just previously spoken of. I am not opposed to progress, but I am opposed to adding additional burden to the people that live in this county, especially those with fixed incomes.

5. Colin Dilson (Lancaster): We previously lived up in Indian Land for 19 years we bought one of the parcels that is proposed for this development 21 years ago at that time you could lay down and take a nap on 521 HWY when we bought it. The only constant thing we have had since then is change. We have been overrun and since Covid we are getting more and more people moving here from other states. My family was here in Van Wyck with the Revolutionary War, but we were on the wrong side. In these 20 years we have had people wanting to purchase this land and all sorts of things. We have had strip mall proposals, we have had storage unit proposals, all sorts of what I wouldn't put in my neighborhood, and I wouldn't put it in someone else's neighborhood. We have had other developers, but they folded their cards and gone away because they just couldn't get their acts together. This is the best plan I have seen in years, and I am impressed with it, and I know they have worked hard with the planning. I hope that you do consider it, and I hope that it is as positive as I think it is going to be.
6. Pat Benz (Fort Mill): Good evening chairman and vice chairman and members of the planning board. I am here to represent the concerns about the Kolter Group applications for the proposed Cresswind 55 and older community. Opposes Cresswind proposal due to concerns:
- Per Lancaster County 2040 comprehensive the population growth in Lancaster County has increased by 57 percent from 2000 to 2020. The population growth in the panhandle alone increased by 476 percent. This type of growth is not sustainable as it creates service impacts throughout all districts in Lancaster County.
 - Delays in first responder services including EMS, fire, Sheriff and coroner.
 - Gridlock conditions during high commute times in the morning and evening and the schools are all at compactify.
 - In-depth information about the impacts of the proposed Cresswind 55 and older development on the panhandle and other districts throughout Lancaster County was obtained from the following: The Lancaster County Website, Lancaster County Department Responses to Freedom of Information Act requests, content and presentations from the Lancaster County Civics 101 program, presentations by county council members and first responders' staff at different county events and news letters from county council members, presentations and discussions at Lancaster Council meetings, content and presentations at the Lancaster County Council retreat on 2/4/25, The Rockhill and Fort Mill Area Transportation study which includes the Lancaster panhandle and the South Carolina Department of Transportation Website.
- We are asking the Planning Commission to recommend denial of all of the Kolter Group applications regarding the request for Cresswind's 55 and older community's Comprehensive Plan Amendment CP-2024-1735, Development Agreement and the proposed zone changes 2024-1732, 2024-1733, and 2024-1734.

7. Bruce Cohen (Lancaster): I am presenting information about the impacts of development on area roads obtained from Lancaster County Development Website and the DOT Website Department of Transportation.
- In the panhandle 3,800 residential units still to be built that will be a suburb of Charlotte.
 - south of [Highway 5] development 1,860 units still to be built and approved, also a suburb of Charlotte
 - The City of Lancaster, 2,200 units are still to be built and approved and that will become a suburb of Charlotte.
 - Also, major commercial developments we've got Costco coming in and I believe the figure was 2,200 cars coming into the parking lot and coming out of the parking lot, I believe that was the figure. That is 4,400 more cars
 - Costco, Lowes Food Target Center, and a hotel, the place is over saturated. This morning it took me approximately 15 minutes to get from Shelly Mullis which I waited for 3 red lights in the traffic to Dolby's Bridge that's less than 20 MPH. This comes up to 10,600 more residential units already approved and that doesn't include the already 850 by their figures, that's 1.7 cars per add the 850 we are almost at 20,000 cars.

I ask that you do not approve this or it will be a parking lot. And it's going to be a nightmare.

8. Joe Kohler (Indian Land): Opposes the development due to concerns about impact on Sheriff's department
- Right now, we have about 147 sworn officers, which is about 43 less than the national average.
 - Our population growth in Lancaster County was about 96,000 in 2020 and is estimated to be in 2024 just to be over 108,000.
 - In 2020 there were just over 65,000 active calls for the sheriff's department and in 2024 there were just under 80,000. So, our population went up about 13 percent, but our call volume went up close to 20 percent.
 - We have thousands more homes to develop we have Costco, Lowes, Target, and other businesses coming in that is creating a bigger burden on our sheriff's department which is already stretched thin.
 - The time it takes for our sworn officers to hit those engagements will only increase. They can't get to where they need to be that only decreases their effectiveness. We are lucky to have Sheriff Faile and the sworn officers. We are lucky here in Lancaster County that they have always been understaffed and have performed well but we are really pushing that envelope. It's only going to get worse.
 - Sheriff Faile is hoping to get another 4 officers for the panhandle area he needs 10. I was lucky enough to be on the Citizen's Academy and worked with the sheriff's department to understand what it is that they do. We have great response times in the state compared to national averages. But we are

running them ragged, we do not have the staff, and we are making it worse because we have all of this development.

I hope you consider denying this application we can't afford anything new we need to build what has already been approved and then refocus on our infrastructure because we are not today.

9. Ken Beck (Sun City):

I have over a dozen years in emergency medicine as a volunteer EMT in New York, and then a paid EMT, I also worked in a hospital for the Coast Guard for 8 years. I know how critical it could be when you need to be there quickly. I find it hard to believe in Lancaster County we have 18 fire stations.

Opposed to the development due to impact on Fire services:

- 15 fire stations are fully staffed by volunteers. When fire rescue calls come in volunteers must first drive to their assigned station and respond from there and it takes more time.
- There is one fire station in Kershaw and two in the panhandle with full time, part time and volunteer staff for fire rescue.
- Call volumes continue to increase; not enough county resources to keep up with the demand.
- In 2024 the estimated population in the panhandle was about 43,000 people that guideline is 1 fire station for every 10,000 people so there should be four stations in the panhandle there are currently two.
- In 2024 there were 2,700 plus calls for service including some 750 medical assistance calls. Fire rescue personnel cannot do the same medical attention as the paramedics so they may respond first but it's not going to be the same level, plus they can't transport to hospitals.
- All the Lancaster County fire districts are affected when the number of calls it receives exceeds the number of fire units and then you must use the mutual aid situations.
- The panhandle has the highest built out 55 and older communities with a total of 4,755 units. Where we are going now with the Kolter's Group proposed development is another 853 homes and would put a further strain on our already limited fire department as well as police and emergency services

I would like to recommend to the council that you reject this until we get a lot more in the sheriff's department, building fire stations we need and getting the roads built.

We were recently in a meeting with someone from DOT and we asked them what the plans were for 521 and the person from DOT said there were no plans for 521. So, we didn't pass the bond issue and the tax increase and some of us are wondering why we are asking for all of this money with no plan vs. first lets get a plan to look at. There are a lot of issues there, especially with DOT telling us that there is no plan for 521.

10. Mary McCammon (Sun City): I have lived in Indian Land since 2017

Opposed to the development due to impact on emergency services. Here is data we got from Lancaster County EMS department.

- Their volume of increasing calls from 2023 to 2024 one year was 500 more calls. It takes them 7 to 12 minutes and 46 percent of those calls go to the hospital. There are only 2 EMS stations in the panhandle and there are a total of 6 in the rest of the county.
- There are only 3 ambulances that are assigned 24/7 to the panhandle and 1 ambulance that has 12 hours on
- The rest of the county has 11 ambulances with only 1 that has 12 hours on.
- If we wanted to add another ambulance, back in 2020, they were 400,000 dollars as of 2024 they are 900,000 dollars another half a million dollars just to add an ambulance.
- We are understaffed with paramedics and EMT's. We currently have 3 full-time positions that are not filled. We have 17 part-time positions that are not filled.

All this cost when you put it all together is just astronomical to try to just get to a place where we can feel safe as citizens who already live here. Please vote no for the Kolter Group for right now please.

11. Dr. Ted Matuga (Indian Land): I am a retired doctor, and I have lived here since 2017. Opposed to the development due to impact on medical services, EMS and Fire by Senior/Over 55 communities:

- [There are] numerous existing 55 and over developments in the panhandle north of HWY 75 and a new 55 and over being built south of Hwy 5. The majority of these residents in these developments are in their 60's, 70's, 80's and 90's.
- There are a greater amount of EMS calls to service these older populations than the general populations due to existing medical conditions. Including medical emergency incidences like heart attacks, strokes and falls.
- All Lancaster County EMS and fire districts are affected when the number of emergency medical calls exceeds the number of EMS and fire units available in the panhandle. EMS and fire units from neighboring districts have to be dispatched to the panhandle leaving other nearby populations vulnerable and without services thus creating a domino effect throughout the entire county.
- Fire fighters are limited to the type of emergency medical services that they can perform and cannot transport patients.
- Delayed response times to transport to hospitals negatively impact all patients whether they live or die.
- Recovery time and likelihood of permanent disability increase.
- Lancaster County EMS and fire departments are already struggling to meet the current demand; It will be even more challenging to provide emergency services to the additional thousands of additional residential units already

approved and being built in the panhandle and throughout other districts in Lancaster County.

The proposed Cresswind 55 plus development consisting of 853 more homes would further cripple the timely delivery of emergency services throughout the county. We are asking the Planning Commission to recommend denial of all of the Kolter Group applications regarding the request for Cresswind's 55 and older community's Comprehensive Plan Amendment CP-2024-1735, Development Agreement and the proposed zone changes 2024-1732, 2024-1733, and 2024-1734.

12. Kathy Storm (Lancaster): Opposes the development, speaking to impact on Coroner's Office:

- The coroner's office is on duty 24/7 365 days a year. Many investigations are ongoing, and some take up to a year to close.
- There is a high level of coordination with the sheriff's department. The coroner investigation staff also testifies at criminal court proceedings.
- The coroner training takes an average of two to three years. The national certification takes an average of 4 years. There are 6 full-time investigator staff, 5 of which have already obtained the certification. Less than 3 percent of the coroner offices throughout the State of South Carolina have attained this level of professional certification
- There are 7 part-time transport staff. Recruitment is still ongoing, but it is difficult to get people to do that kind of work.
- There is no clerical staff, investigators also must perform these duties 7 days a week.
- The coroner department caseload continues to increase every year due to the population growth of Lancaster County especially in the panhandle. Where the largest number of 55 or older communities are located.
- In 2023 there were 761 coroner cases, 160 administration and notification cases. In 2024 there were 772 coroner cases, 197 administration and notification cases.

Thousands more residential units have been approved but have not been built yet. A new 55 plus development 1,860 homes is now being built in Lancaster County south of HWY 5 the City of Lancaster is also annexing land and approving new developments. I really recommend that the Kolter Group be refused.

13. Barbara Scannell (Indian Land): Opposes the development, summarizing the previous comments.

- We need to look at the impact on all the county districts, as they have mentioned when emergency calls exceed [one area], they pull from all the county districts
- roads that are over capacity,
- All first responders are over capacity

- The county Council is facing challenges to fund infrastructure and first responder services throughout the entire county including expansion of road capacity, improvements to storm drainage, staffing of existing first responder departments, building and staffing new EMS stations and fire stations and purchasing vehicles for EMS, fire, sheriff and coroner.
- delays on 521 even outside of peak times.
- schools are at capacity. We pay for those schools, and they are over capacity because developers are not required to kick in toward them and that's going to be falling back on all of us.
- Medical appointments right now are taking months.

So, all these things together are not just again in the panhandle, this is going to be happening in all the districts. I am asking the Planning Commission to recommend denial of all the Kolter Group applications regarding the request for Cresswind's 55 and older community's Comprehensive Plan Amendment CP-2024-1735, Development Agreement and the proposed zone changes 2024-1732, 2024-1733, and 2024-1734. We don't have the resources vs. now with what we have much less than 10,000 more units already approved and on top of that adding more. This county cannot sustain this development, and we are at risk all throughout the county. So please consider this to be really important for all of us.

A Motion for a 5 Minute Recess was Made by Jason Cavalier and A Motion to Approve Recess by Lynette Hinson; 2nd by Shelly Richards. **6:0 Approved.**

A Motion to Continue was Made by Shelly Richards; 2nd by Lynette Hinson.
6:0 Approved

14. Jeanne McCoy (Sun City): I want to add my voice to this Planning Commission in saying that I would like you to deny this application for Cresswind. You have already heard all of the reasons that I also agree with.

15. Sean Corcoran (Van Wyck): I am here as a concerned resident, taxpayer, voter and I also serve on the Town Council for Van Wyck as our Mayor. I have had several residents in the area approach me to provide their comments about the proposed Cresswind development. This development will fall immediately outside the boundary of Van Wyck and stands to have significant burdens on the town and county resources and the residents.

- First, this is not an adequate basis for amending the comprehensive plan. Why are we [considering] an amendment to the plan at this time? This county's Comp Plan was just passed in April of last year less than 10 months ago. Nothing has transpired in this part of the county at that time to justify an amendment to the plan. Our county planning staff and county residents have spent significant time and resources to complete the final plan and district

map. The county residents remain in agreement with the current plan and map and zoning designations. This part of the county is not appropriate nor able to accept additional residential growth. If this area was able to handle more growth, the Comp Plan would have designated the area as growth and this question would not be before you tonight.

- The new state park plan for Van Wyck Road is in conflict with any plan with neighboring high-density development.
- There is no funding to meet the current demands on our roads and emergency services. How do we intend to meet the increased investment demands that this community will present?
- In light of the recent failure of the school bond referendums I fail to see how passage of the amendment would be anything other than irresponsible. We need to stop allowing the tail to wag the dog.
- Adequate funding for infrastructure and services must be in place before any development may proceed.

In the last two years Van Wyck adopted a comprehensive plan and UDO that restricts subdivisions to a conservation model which preserves open space and limits the burdens that come with large high-density subdivisions. I suggest you take a look at our model before deliberating on the Cresswind matter. What is being proposed tonight is not only irresponsible but also an irresponsible approach to growth in the panhandle but in congress with what is being done in Van Wyck. I urge you on behalf of my fellow county residents to not recommend the proposal to the County Council.

16. Maggie Norris (Lancaster): My point is of concern for lost forest, farmland, and open space in northern Lancaster County. I too am a resident of Van Wyck and I too am very proud of the comprehensive plan we have in Van Wyck to preserve this open space and I would encourage you all to vote against the Kolter plan to amend your comprehensive plan. It is incongruent with Van Wyck and Lancaster County.

17. Doug Frick (Waxhaw): My wife and I live on Hwy 75 or right off of it between Waxhaw and 521. Opposed to new development for the following reasons:

- [Existing] road needs paving
- intersection at 521 at 75 when you get a green light approaching 521 and it gives you an arrow to turn left and then you must merge into the traffic coming south on 521 it is so dangerous.
- In the afternoon, left turn from 521 onto 75 to go towards Waxhaw there is room for about 3 cars and if you have got 10 cars wanting to turn left there you have got a problem.
- Right above that [northward] is Walnut Creek subdivision. You can get about 7 or 8 cars in that turn lane.

- There are two turn lanes between Walnut Creek and Van Wyck Road; a car can get into those but not a vehicle with a trailer behind it.

18. Greg Gregory (Lancaster): I appreciate being able to address you from a different tack from prior speakers I am president of Builders Supply Company here in Lancaster which is located a few blocks down the road from here and was founded in 1908. We are a supplier of building materials for new home builders in Lancaster County and in Charlotte region we have about 125 employees and about 75 pieces of rolling stock.

Supports the development for the following reasons:

- I know Kolter to be an excellent builder and developer with a very strong reputation in this market for building high caliber active adult communities.
- Cresswind communities which I am familiar with are a great and attractive brand. I served as a state senator for the county for about 26 years; during that time, I helped to bring sewer to Indian Land along with the Lancaster County Water and Sewer District; we knew there was always going to be growth in Indian Land it's just the question of the quality or lack thereof the growth.
- This development would be another high-quality development similar to Sun City and Tree Tops communities where a lot of your speakers tonight reside in.
- Where does the funding for growth come from? It comes primarily from the construction of single-family homes in the county. They are massive revenue generators. There is 150,000 dollars of building material in a single-family home that's going to generate about 3,000 dollars for the county and about 6,000 dollars for the state just in sales tax not to mention all of the other fees.
- About half the counties in South Carolina are growing and about half of them are shrinking. I think that the latter would trade places with the former in just about any case and welcome this growth.
- [Over 55 communities] are the best type of growth that we could have because adult communities don't place any stress on the school district. It's a high-density community which reduces sprawl.
- This land is going to be developed eventually regardless of if it's not developed in this manner it will be developed, with bigger lots which is going to push more development down 521 because all of this land is going to be developed out over time.
- About 40 percent of it is set aside to not be developed

And lastly, I would like to refute a lot about what's been said about growth being out of control in Lancaster in fact building in Lancaster has declined and it has declined considerably from 2000-2022 there were an average of 1300 houses built per year and now it's down to 700 which is down about 42 percent.

19. Mavis Gauruder (Lancaster): I have never spoken at a meeting before, but I thought I should have my voice heard on this proposed development Kolter Group. I am against this community for many reasons:

- The increase in traffic
- The need for EMS services
- over development in Indian Land
- a need for more and better infrastructure.

There is no reason to approve of this development, it certainly will have an impact on our community in numerous other ways. The need for additional revenue to build and improve our schools and improve our roads is a pressing concern for Indian Land. However, I don't feel the additional revenue from this community would warrant this approval. Tonight, I heard an income of 4 million dollars, yet a new ambulance is 900,000 dollars, so I mean these figures are just mind boggling. Our last election, the bonds for school and road improvements were defeated. I believe that one of the reasons that they may have been defeated was because of all these senior communities. Many seniors are on fixed incomes, and they feel that they don't want a tax increase for which a bond would mean. And I have heard that people have commented that they don't have kids in school, and they don't want their taxes to increase. They don't pay school tax, but they do pay the money that would be allocated on a bond. So many may have voted against the bonds and another senior community would negatively impact future possible bond votes. I have 3 children and grandchildren in the Indian Land School System, and I have heard firsthand of the overcrowding in the classroom and shortage of teachers and virtual classes. I think we need to do better for our children. Overall, I don't see the benefit of approving this new community and I would like to go on record as opposed to this development.

20. Sam Beegle (Lancaster): I would like to comment on what was said about the bond referendums that failed. Me personally I voted against them for the specific reason that I feel that the county has failed its residents and didn't properly plan for all the growth that they previously approved. It became evident to me that the builders and developers walked away with millions and millions of dollars and left the taxpayers of the county with the responsibility to fix the mess that was created. I don't know who approved it or denied it, to me the finances just don't add up. The previous speaker mentioned that this is a great revenue source to pay for some of these services. But one of two things is that something doesn't add up. Either the County is abjectly mismanaging funds, because of the huge amount of growth that we've seen, then we should have over a supply of money. Right, if we have had all this growth and it's great because this will more than adequately fund the services then we should have a ton of extra money. Well clearly, we don't, because as noted in the newsletter that was sent out by Stuart Graham which I appreciate very much. There are several things that he mentions like land on Harrisburg Road has an approved fire station, but we must find the funding

source. An EMS station at Tree Tops is approved and land is secured but they don't have any funding. Fire trucks need to be replaced and are 3 to 4 years out and again needs to be fixed; full-time fire fighters are needed. So, if growth pays for all of that then why isn't it already done? Other things that frustrate me about all the uncontrolled growth that we don't have funding for why has this been allowed? Who's approving that? The builders are walking away with millions of dollars and the developers are walking away with millions of dollars we didn't make them pay for the increases in the services. So, we the taxpayers can get to pay for that, my suggestion is that not one more development should be approved until these problems are solved by the County Council.

21. Joe Lorenz [NOT PRESENT]

22. Sally Ann Gialo (Indian Land): I don't know if I approve or disapprove of this issue. I have a completely other issue concerning developer accountability. I live in a Kolter developed property up in Indian Land called Covington. I have been corresponding with the Planning Director over the years because the developer had no accountability for things that weren't done. In fact, now we have a resident- controlled board and yet we still have issues with the developers who are not there any longer. My position would be to ask the Commission and planning people to look into accountability for the developer and looking into whether or not they were good neighbors. Did they have problems with developing in other Kolter communities? And in fact, we did. Is there anything outstanding in prior communities? I have delt with Kolter people over the years from Candice Maine to Doug Patelo and their planning people and the issues remain to this day. The other thing that Kolter did state that in their presentation is yes, it's the baby boomer generation and it is 55 and over and a lot of us bought our homes to not move again. We want to live there peacefully and not having to worry about the infrastructure issues are going to cause us to have these special assessments within ten years of us moving there. I would encourage you all to look back to see how the developers treated the communities that are already in place and if there are issues, look into if they are good neighbors to the county and take those into consideration when you make your decision. I think there should be impact fees. Whereas people say it's 55 and older there are no children in school but there are a lot of people raising their grandchildren.

23. Roy Sansbury (Van Wyck): I would like to reiterate what Mayor Corcoran has said brought up to you about the Small Area Plan. You have listened to a lot of statistics and very valid reasons tonight not to approve of the new development. But I think you already have your answer within the Small Area Plan and the Comprehensive Plan there was much time and energy, and taxpayer's dollars put into these studies. The planning department did a phenomenal job of investing hours, months, and years in these two plans and they work. The hours and the

time and taxpayer dollars should not be wasted. I implore you to leave the comprehensive plan as it was drafted.

Shelly Richards: Thank you all for coming out and speaking about this and your presentations were great.

Chair Jason Cavalier closed public hearing and called for a motion on item CP-2024-1735

Motion to approve by Frances Liu; 2nd by Jason Cavalier.

Discussion:

Judiana Tinklenberg: I have quite a few thoughts on this, we spent quite a lot of time on the comprehensive plan last year and one of the main concepts of that plan was that we would like to attract good developers that want to invest in our County. It is worrisome to me if we were to approve this, we would be setting a precedent that we are willing to change our Comp Plan. It is supposed to be our basis of making our decisions

Another concern is whether this is 55 and older community. I don't feel comfortable setting the precedent that we are willing to waive impact fees. I want to attract residents and developers that want to invest in our entire community. As another person mentioned, it would impact future voting that would change the direction of our county moving forward. I asked the question earlier about the 3.2 acres that you are providing the county - that is wonderful, but out of the total amount of acreage that is not much. If you're not willing to also build out what you are offering it is not very helpful.

For all of those reasons I cannot support this project in any capacity. I just want to thank everyone for their time and coming out. I do appreciate the good presentation, thank you.

Shelly Richards: I agree with Ms. Tinklenberg. I am a registered professional engineer in multiple states. I am a 30-year resident of Lancaster County, and I don't see the need for another 55 plus community. I live in the southern part of the county, but I work in Charlotte, so I drive up there every day. Several of you have talked about EMS, I have unfortunately 6 times in my life had to give CPR to someone you didn't survive because EMS could not get there for one reason or another, so I definitely feel you on that I wasn't on this commission when things were done so you can't lay blame for the previous people, but I do see the strain that this would put on the county. I don't see the benefit that it would outweigh that.

Frances Liu: I agree with the first two things that Ms. Tinklenberg said about the Comp Plan. I believe that it is a slap in the face to residents to ask them to work along with staff to work on a Comp Plan, and then less than a year later have someone to come along and ask that it be overturned. If I was a resident who spent time on that and going to the meetings and so forth, I would ask what's the point? Second, the impact fees: I also have the same concern that if you are a good neighbor, you might not have people in your

community using the schools but the products of those schools - the graduates - that stay in this community are going to benefit. The residents are going to benefit from those educated students taking on jobs in the community. It disturbs me when someone does not want to pay impact fees.

Last on my list is infrastructure. I feel it would be irresponsible to have more development that we can control. We couldn't control anything in the past that; wasn't on our shift. Things were different when people did vote for them, but now I am concerned about infrastructure.

Called vote: 0:6. Motion is denied unanimously.

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

d. DA-2024-1732 Cresswind Development Agreement

(January Agenda) 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.

SEE ITEM 5a ABOVE FOR PRESENTATION

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

Chair Jason Cavalier closed public hearing and called for a motion on item DA-2024-1732

Motion to approve by Frances Liu; 2nd Lynette Hinson.

Discussion:

Frances Liu: I did the math on the 80/20 rule; I am just curious I have not heard of that.

April Williams: That's a HUD requirement. [The developer] can limit things but that is a HUD requirement, technically even if they have restrictions children would be allowed.

Shelly Richards: What is the dollar amounts on the school impact fees?

April Williams: We looked that up and currently for a single-family home it is 9,336.00.

Frances Liu: I did the math, it is 7.9 million.

Shelly Richards: Did I see that slide correctly? I thought it said 1.8 million and some change is what they are proposing?

Allison Hardin: Yes, it's 1.85 million basically its shared impact fees for EMS, sheriffs and parks all that money would not go to one of those agencies. The proposed solid waste fee and the proposed library fee are two fees we don't currently require. What the applicant proposed would end up being \$426,000 in solid waste fees over ten years. \$213,000 in library fees over ten years and the 1.8 is all the impact fees other than school over ten years.

Frances Liu: I was concerned about not having the school impact fees, but now I see that almost 400 houses would have to be built before they would even do the turn lanes, that was quite an eye opener.

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

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

e. RZ-2024-1732 Cresswind LDR and RN to MDR

(January Agenda) 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.

SEE ITEM 5a ABOVE FOR PRESENTATION

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

Chair Jason Cavalier closed public hearing and called for a motion on item RZ-2024-1732

Motion to approve by Lynette Hinson; 2nd by Shelly Richards.

Discussion:

Shelly Richards: So, I know with Roselyn it was a significant effort to get the sewer working and several lift stations and such because it is very flat in that area of the county. Is this going to tie into that or is it going to be separate conveyance to the treatment plant?

April Williams: I don't have that answer from the district, but I do know that they would have to construct their own pump station for this neighborhood and they will also have to refit and uphaul one that is in a current neighborhood.

Called vote: 0:6. Motion is denied unanimously.

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

f. RZ-2024-1733 Cresswind RN to INS

(January Agenda) 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.

SEE ITEM 5a ABOVE FOR PRESENTATION

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

Chair Jason Cavalier closed public hearing and called for a motion on item RZ-2024-1733

Motion to approve by Shelly Richards; 2nd by Judianna Tinklenberg.

Called vote: 0:6. Motion is denied unanimously.

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

g. RZ-2024-1734 Cresswind RN to GB

(January Agenda) 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.

SEE ITEM 5a ABOVE FOR PRESENTATION

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

Chair Jason Cavalier closed public hearing and called for a motion on item RZ-2024-1734

Motion to approve by Shelly Richards; 2nd by Lynette Hinson.

Called vote: 0:6. Motion is denied unanimously.

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

Chair Jason Cavalier made a Motion for a five-minute recess.
Motion to approve by Shelly Richards; 2nd by Judianna Tinklenberg.

Chair Jason Cavalier made a Motion for a to return from the five-minute recess.
Motion to approve by Shelly Richards; 2nd by Sheila Hinson.

h. SD-2024-0656 Eagles Landing (Edgewater)

(January Agenda) 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 132-lot single family residential neighborhood (aka Eagles Landing). This area is part of the Edgewater community.

Staff Presentation: Matthew Blaszyk, Planner presented the application consistent with the staff report. Staff Recommendations: Approval

Comment from applicant(s):

Joel Madden from True Homes:

Updates have been made since feedback from December meeting.

- Second connection to Edgewater Parkway
- Access has been widened
- Curb and Gutter moved (Sewer and storm drainage are already in place underground)
- Reduced lots to 132 from the original plan for 178 due to challenging topography, creating more open space
- Erosion Control permit application for new road has been submitted
- Working with LCWSD on a plan for shifting any pre-existing infrastructure if needed

Regarding Catawba Ridge Boulevard:

Initial phase 0 has been approved; phase 1 is in process and on track; Phase 2 plans are prepared and nearly ready to submit. Coordinating with Contender so the transition to their portion can be made without stopping work.

Questions from Staff:

Shelly Richards: What is the timeframe to get the road to actually connect to 200?

Joel Madden:

We estimate completion of phase 1 with a slight permitting delay which slides it back to about September 30th. That's the portion that is under our control. Beyond that I can only tell you what Contender has told me: their hope and their intent is to roll right into phase 2 of the road it is being designed so we can do that. What I would love to see is that the contractor never leaves the site. They build phase 0, we get approvals on phase 1. We

build phase 1, and then we move on to phase 2, and then we move right on through there. If all that happens the road could be completed as early as 2026.

April Williams: I would like to clarify something for the record. True Homes by their development agreement is only obligated up to a certain part and then after that Contender is obligated. However, they have obtained the same engineer to do the work, so they are hoping to encourage the seamless nature of that. They are trying to work on it as all of one project even, though they are not responsible for that bottom part.

Steve Matthews with Hansworth and Boyd, PA representing the Forfeited Land Commission:

For approximately ten years we were trying to find someone to go in and take over that development. Fortunately, True Homes came along, and we were able to work out an arrangement. Our interest is in getting the property sold to True Homes, which is taking it on a lot by lot basis over the course of about 7 years, in order to get it back on the tax rolls. There had to be a collaborative effort between the County, the Forfeited Land Commission, the bond holders from the original deal that didn't work out, and True Homes in order to set that up. With regard to particular applications like this it's the sequence that is important to us. Because they only take the property down in chunks instead of buying it all at once at the onset that there are certain things that have to happen before they can buy certain pieces. So for example in phase 6, we have to have a Preliminary Plat approved so we can then figure out exactly what going to be located where and determine where we are going to draw the lot lines. And we have to have the lot lines drawn before we can turn it over to them. So we do have a particular interest in Preliminary Plat approval as quickly as it can be done.

I am not going to get into the details of the road structure and the way in which it's being done. But just in terms of the Forfeited Land Commission interest we want to get the property back on the tax rolls as soon as possible and to do that the sequencing is important to us. I would be remiss if I didn't say that we have been just extraordinarily pleased and delighted with the cooperation that we have got from staff Mr. Blaszyk, Ms. April Williams, Ms. Allison Hardin back when we were coming up on the December meeting of the Planning Commission they were working into the evenings through the day right up until right before y'all convened in December trying to make sure they understood how the development agreement worked. But the important thing is the sequencing and how that would work to make sure that your concerns were addressed as well as being able to serve the development agreement. And we appreciate that cooperation. If you have any questions about how the development agreement works I would be happy to answer them.

Chair opens Public Hearing for SD-2024-0656

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

The following are summaries of concerns raised by citizens.

1. Lynne Wilken (Lancaster): Here we are with another 132 homes, yet we lack police, fire and EMS services in the Edgewater community.

I would like to quote Darin Player your County Director of Lancaster Fire Rescue and Emergency Services. He stated that “They use to get 1200 calls a year or 3 a day but that volume has exploded tenfold.”

I would also like to quote your County Administrator Dennis Marstall “[he] estimates that Lancaster has 5 years or less before the fire services reach crisis levels.” “Residents will notice pockets of pain due to woefully inadequate response times.” He also stated “You will see the tragedies of full houses burning down before anyone can get there.” Also according to Mr. Marstall, the county is looking to create a county wide tax district to pay for new fire stations which I believe will mostly serve Indian Land due to their expansion. I can only hope that we can find a way to resolve this problem county-wide.

[Edgewater has] a volunteer fire department. Our station is not manned on a daily basis. All of our volunteer firemen work jobs in other cities. It takes time for them to leave their jobs to come and attend a fire. So a question I have is, how did the county find 90 million dollars in their budget to build a new prison in the county, but lack the foresight to see the growth in Indian Land over the last 5 years? Where no measures were taken to plan and fund the growth here, but you continue to approve more home sites that the county cannot support with fire rescue, police, and emergency workers. I think you need to reconsider approving more residential sites until you can address the lack of adequate services for the community. I have been in a house fire; I choose not to go there again. If you have never been in a house fire, let me ask you this question, can you guys live with the fact that if we have a fire in Edgewater, can you guys live with that?

2. Art Ilharreguy (Lancaster): We keep building homes and we keep approving and I am rather surprised this particular developer, True Homes, does not seem to be involved when it comes to infrastructure. I am amazed at hearing the numbers of the fire departments etc. In the last 18 months we have had 5 incidents that [have blocked] somewhere between Bethel Boat Landing and the entrance to Edgewater for 18 hours all total. We had one just the other night on Wednesday for 2 ½ hours a gentleman unfortunately passed away. They didn’t even get to him for 5 ½ minutes. I think that this is a good example of why we need more than one exit out of our community.

We know that the growth keeps continuing the county that wants taxes, money, and bonds being cashed out. An old owner that has taken and filed bankruptcy in the past to be able to buy this property for as little as 50 cents on the dollar. I think that there has been plenty of money that has come through this area with 3,600

homes, that 4.8-mile drive is one big cul-de-sac. This young lady knows for a fact because she has counted 24 cars just to try to get to work in the morning coming out of Flower Gate. I have gone back to the original plat maps, the ones that were filed back in 1995 and in 1998 there is a way that they could extend out of the cottages right out of Bear Creek that would come right down off that side and hit the other side of the club house. Another one that they could do off Links 1 or Links 2 and that would connect over to route 51. That's less than 400 yards off Links 1 or Links 2 you can be over to Flower Gate. Flower Gate can go all the way around and go all the around to the dump so we have many ways that we can get and be out of Edgewater, but it's only going to happen if you folks sit there and make True Homes do it because True Homes is notorious for doing as much as they can for as little as it cost.

3. Michelle Reichartz (Edgewater): When I originally bought my house a year ago from True Homes, I wanted this to be my forever home. Now I can't wait to get out because it has been an absolute nightmare. There is only one road in and out of there. That second built road they are talking about is not going to resolve that problem. All it takes is one disaster and everyone has to evacuate and then everybody would get stuck. It's an absolute nightmare.

Beyond that there is also an issue of True Homes not being held accountable. When my home was built, I started having issues, they had to send over a subcontractor four different times to fix tile issues in my home. Because their subcontractor would literally cause damage as they were doing the repairs. I had a post construction inspection done and they found that there was an entire chunk of one of my trusses missing. It wasn't broken; it was straight up not there. How did you guys miss this? How did the county inspector miss this? How does anybody that does quality control miss that? And not only did it take them multiple months to address the issue, but once they even came, they did it illegally. They didn't have anybody come over to say professionally how to fix the truss, they just did it themselves. They gave me and my family the excuse of "well this is a basic repair we don't need an engineer come over for this, it's not required." Me and my parents checked afterwards, and it turned out that was a lie. There is no "basic approved repair," they are required to have an engineer for that at the time it was done. Not only did they not get an engineer, but they didn't even get the required permits in the first place. We asked you guys, and you checked and said to us, no they never got a permit and that yes, an engineer is required for that when the work was done and I know the exact dates. I literally had to threaten their warranty department with [legal action]. After the engineer came to check it out months later, I never got the engineer letter, and I still to this day do not have the original letter because True Homes won't give it to me. They sent me an email and an electronic copy and said that this will have to be good enough for you. It's completely inappropriate. These people need to be stopped they need to be held accountable to quality work.

4. Donald Reichartz (Edgewater): How and why should you trust True Homes? They make a lot of promises and do not keep much of them. True Homes said that Contender Development would finish the road at Catawba Ridge Drive to Hwy 200 but let's see and wait until we build another project. And Contender wants to build another 1400 homes in the area with the same 1998 (I keep hearing 1998 standards)! More stressful traffic on the road will be there. And then on the state road, only one way in and one way out.

State Road 296 looks like it will be another main entrance in the future for Ryan Homes. Well, how many homes are Ryan Homes going to put out there? They are knocking all the trees down all on that road. Yesterday we came back at 4:00 in the afternoon. The main road coming in there was a log truck tipped over on its side and I am glad when it tipped over it was on its right and not left. Nobody would have gotten in for hours. It's ridiculous what they get away with. What is the county's responsibility or liability for more and better roads for an escape plan if we do have a major fire for this one road in and out? Because the county can't play dumb. I think they are going to be responsible. Let's wait and see if the roads are going to be done before we start another phase. This is a health and safety problem. The planning department said their hands are tied. They told us to go see the County Fire Marshall. I talked to him, and he said his hands were tied because of the deal of 1998 codes. You know True Homes sales staff should tell every customer about the 1998 code, but they still charge you at 2025 prices. I wish I could have a deal of not paying taxes or paying for the land until they get approval for it. I have been looking for a lot for a year now, all these tract home builders are buying up all this property. You can't find a lot for an individual in Lancaster County. It's sad and I have been in construction for 40 years and that was my daughter that was up here. They do some very shabby work. I also talked to a building inspector, and you know what he told me? Go put a claim with the state and the state was not much help either. It's up to you people because you are our last hope.

5. Kristi Kozak (Lancaster): I am not here to address the roads; it looks like you have a plan in place, and it just needs to be implemented. And so, I would like to take a few minutes to say why I like Edgewater and why I enjoy living there. It seems that every time they put more homes into the community, they add more amenities for me for my friends for my community. So, we can enjoy it there. When they added these homes recently, what did they do? They added a pool because they knew that there wasn't going to be enough room at the last pool, so they added another pool. They keep adding and landscaping to keep the community beautiful and I enjoy that. They are going to be adding more pickle ball and they are going to be holding events there and this is nice because I don't even have to leave my community to enjoy my home, to enjoy my friends, to enjoy my family and I am enjoying True Homes and what they are doing for the

- community. I just want to say that I enjoy living here, I enjoy Lancaster, and I enjoy my community, and I love Edgewater.
6. Bryan Black (Edgewater): I have lived in Edgewater for two years and you have your ups and downs, people are happy, people are sad. All and all it's a great neighborhood. I would like to see the progress go because the sooner it's done the sooner everybody is happy and the end of construction. The progression needs to go, we need to see the community moving forward, we have a vision. We see the signs of how everything is supposed to be. We have a new golf club going in, we have new restaurants going in, they have the new pickle ball courts, and the racket ball courts. The roads are going to be built, it's just a beautiful place to be. I just would like to see everything being done so we can enjoy it, and the neighborhood can be a neighborhood without everybody fighting about who's right and who's wrong. If there is a problem, that is a warranty problem. You have 500 good homes, you have 2 that are terrible, you have issues, you fix it and overcome it and that's it. I am happy with the people there; I have met some good people and neighbors. It is a great place so have a positive attitude and stop focusing on all the negative.
 7. David Reichard (Edgewater): I am an architect and have had 40 years in construction, development and design. I am asking you to postpone approval of this phase of development of Edgewater. Basically, for all the reasons that Cresswind didn't get approval, all those issues are in Edgewater. Additionally, as other people have said we have a new restaurant going in which hasn't even opened yet. We have new pickle ball membership going in, we have a nine-hole golf course going in. There are developments that the first foundation or the first road and the two other developments or three other developments are only half completed. Why start another one? Finish the others, build the roads first and please evaluate the traffic that we are going to have from the open membership to the golf course to the pickle balls. It's worth repeating that we have accidents regularly now and that the road closes. The other day there was a log truck overturned. So just asking that you postpone, properly evaluate it. I don't know why you would want to start another development when you haven't even finished the others.
 8. Joyce Baker (Edgewater): I am going to be brief. I am opposing this new project. I have been told since we came to this community in 2020 that this road was going to be built, and it just keeps being delayed. We have had too many problems, too many accidents (logging truck). I feel like True Homes is placing profit over people. I have multiple sclerosis; what if I need emergency services? We do need another entrance and exit into the community. I plead with you not to approve this until that road is completed. We were just told that this road would be completed in 2026. I don't know if that's a firm date, since I have been told multiple times that it was coming. Five years later we still don't have the road, so I am not feeling like that 2026 date is firm. That's all I have to say.

9. Michael Marsh (Edgewater): My remarks to the commission and my friends are not necessarily to persuade or make light of issues brought before this body but to bring balance to a discussion. After deciding to uproot our lives and move from Cleveland Ohio in 2020, my wife and I spent well over a year trying to decide on a place to live and looked at well over a hundred homes in different parts of South Carolina. We selected Edgewater for its sheer beauty, its promise. True Homes has proven to be a great developer, Edgewater is a beautiful community surrounded by a golf course on a lake. True Homes designed homes that offer a great aesthetic with quality materials and beautiful amenities: two pools, the pavilion down by the water, walking trails, ponds, green areas, a brand-new club house, the restaurant that will open soon. What True Homes has already built has attracted some of the nicest people I have ever met, from all over the United States. I have met people from as far away as California, Alaska, and New York. Many of them have expressed to me the reasons they moved here, the promise of a beautiful future living in one of the most up and coming communities in South Carolina. Edgewater, however, is a community that is under construction; one that is transforming and growing. The growth will affect the City of Lancaster and the County as well. As a growing community the residents of Edgewater will experience inevitable pains, challenges, and inconveniences of the growth. True Homes has responded quickly to issues. True Homes shows a commitment to the residents and to the community at large. As residents who have invested in our homes, let's not lose sight of what's brought us here, what draws new neighborhoods here because this community will not always be under construction. There will come a day when the construction is done, and the trucks and heavy equipment are gone. That day Lancaster will look very different, and Edgewater will look very different. Our investment in our homes depends on that day. All residents in the community and the city and county at large will partner with True Homes to see this promise fulfilled. Much more work and many more challenges ahead, inconveniences lie ahead, growing pains lie ahead. Let's embrace them with courage and excitement. Remember what brought you here and prepare to welcome the new neighbors who have not yet arrived. Let's keep a beautiful thing going. Respectfully submitted.
10. Lasandra Middleton (Edgewater): Coming from New York City where everyone is on top of one another, I am delighted with my beautiful home. The congestion, having one way in and one way out poses the problem. The wildfires in California raise concern for me. I attended the community meetings and discovered that we don't have a fire department like FDNY who is paid to be on call 24/7. Let's continue to build, but let's make sure everything is in place A fire department, more than one way in and out, to avoid incidents like the closure that occurred on Ruby Road and Bethel Boat Landing with the log truck. EMS response time is also concerning. Open more roads.

Response from applicant(s):

Summary:

True Homes: The revised plan does offer more connectivity with additional access in and out of the Cottages.

We are committed to doing our part on the Catawba Ridge Blvd. We understand the importance of it, as I said we are working hard on those plans we've got a conditional approval on phase 0 we are ready to get started on it as soon as we get the permit to do the erosion control on that and then to roll right into phase 1.

I have had the opportunity to speak to several residents today and some of the suggestions were more communication, more frequent communication. I joined True Homes about 7 months. We do put out a monthly newsletter with land development updates. I commit to adding more detail on those. We set forth a permitting schedule here and it's shifted a little bit from December, We will keep everybody updated as we progress.

Chair closes public hearing and calls for a motion for SD-2024-0656

Motion to approve by Sheila Hinson; Second by Judianna Tinklenberg.

Discussion:

The following are summaries of Commissioner comments:

Shelly Richards: new total: I had to wait on 32 cars to get off of Flower Gate Farm Road to get onto Bethel Boat Landing. Bethel Boat Landing was never intended to be the main ingress/egress out of Edgewater. I have also had conversations with Fire Marshall; he is very concerned about the response time. And just to let all of you know, you are paying higher homeowners' insurance because of the response time for fire and EMS to get in there, so getting another ingress/egress is extremely important. Flower Gate Farm Road was never designed to handle that much traffic.

Having said all of that, there is a planned development agreement that is older than dirt that we are still legally liable to adhere to. We do hear what you are saying, and we are going to try and do the best we can to address the development of Edgewater.

Judianna Tinklenberg: Concurs with Richards statements.

Thank you for coming and sharing your thoughts and I sympathize with you; it is not an always comfortable place to sit up here. We have to make very hard decisions. We are having to look at this neighborhood based on a very old UDO and a very old development agreement that I don't necessarily agree with. I wish I could change it, but they did listen to our comments the last time they came before us they added the drive that I specifically asked for. Hopefully the coordination with Contender will continue so we can get everyone in this room what they need to be safe in their communities. I want [citizens] to feel like they are getting what was promised to them.

Frances Liu: I am appalled by what I heard tonight about the safety of people. I understand this rule is from 1998. I live in a community of 147 homes with one ingress and I know that the rules were changed after. But my question is, and I don't mean to be flip or rude but if there is nothing we can do, why are we here tonight and hearing this? Why did we hear the case?

Allison Hardin: If I may answer this question? The Planning Commission and all of us here are under some regulations and requirements. The Planning Commission is held to certain rules by the state law that apply to subdivisions. It's in Title Six Chapter 29 of the state law of the Comprehensive Planning Law of Rule which gives the Planning Commission the final review on subdivisions. That rule also says that the Planning Commission must act within so many days with the application or else the review is considered approved. So sometimes you will see subdivisions who come before the Planning Commission that are obviously not ready to go, but we are bound by the days that we must do that and at that time staff will say we can't recommend approval and list out the TRC concerns. Because the Planning Commission is the last body of review [for Preliminary Plats], the next step is to appeal to court.

What we do is to give you advice based on the law and based on the code. So, the state law says you must review the UDO, and it says these are the requirements that you have to do for a subdivision.

South Carolina law also says that they can set up agreements with local governments called development agreements that will hold a certain piece of property under a certain rule for a certain amount of time. Edgewater is the longest standing development agreement that I have ever seen in the State of South Carolina, and I have worked in planning in the State of South Carolina for almost 30 years. There is no one on our staff that would have requested approval at that time for that kind of development agreement. Because not only did it hold us to rules that needed to change at the time, it continues to hold us to that and the only way to change it is to break an agreement with a developer. The developer at the time was a different developer but the state law allows them to be passed on to others. State law also says that there are very few things that override a development agreement, [among them] building codes and fire safety codes. At the time the development started, there was not a requirement under the fire code to have that second entrance for neighborhoods of fifty or more. That changed as of 2024. The fact that those two connections all go through and network to one road is something that is regrettable and we are held to by the 1998 agreement.

On top of that 75-year development agreement, the State of South Carolina in 2009 did a retroactive permit extension during the recession that said that all permits that were active from 2008-2012 were extended for 4 years and they did it again in 2012-2016. So essentially the Edgewater agreement is an 83-year hold on zoning that has been in existence since 1998.

We do what we can. Ms. Williams has been through the development agreement up one side and down the other. Ms. Williams is the one who put a stop work order on the Developers that brought them to the table to finalize the Catawba Ridge drawings. Since

that time, they have done what we asked and as staff, when we say we recommend approval, we don't take it lightly. We only recommend approval because we have no points where we can say no. They have answered every question we have. Is it a great idea to have all of these homes off of one main road that is not finished out? No, it's not good planning. If I was there in 1998 when this was done, I might have stood on my head and screamed and give them my best advice. But this is what we have to deal with.

Until such time in the future that the County of Lancaster separates itself from the Developer of the Edgewater subdivision either through contract dissolution or completion of Edgewater, we are bound to this by law. We aren't happy about it either. Edgewater was important enough priority that as soon as I was hired, I had a briefing on it. We will continue to do our best. But we are here because the law says that we have to give you something, and we don't have other things that we can check off on a [list].

Frances Liu: It helps me to understand why we went through this and what's happening, and I hope the excellent response from Mrs. Hardin helps people to understand what is going on with this.

Ms. Hardin: If I may add one more thing, we are pushing as hard as we can on our staff side to get those plans reviewed in a timely manner. Because there are times when currently we have vacancies in the staff departments in both building and planning and the like. We all know that this is a priority review.

Frances Liu: And please understand that my question was not to question anything about staff, I know how hard working the staff is, but just for my first meeting, when it came to a vote, I didn't know what to do. Now I do understand.

Allison Hardin: We give you the best advice we can. If you were all to come up and say no, then the applicant could have an option to go forward with a law suit.

Frances Liu: I wasn't going to say it but that's what I thought.

Allison Hardin: I can't advise that you break the law.

Judianna Tinklenberg: When they came before us in December, we had the opportunity to give comments; so we can also help the design by providing our input. They took our comments, and they had that additional drive added, so while our hands are tied in a lot of these decisions we are doing what we can, and we are trying to listen and accommodate where we can.

Allison Hardin: Just because you must review, doesn't mean you have to accept it as it is presented. You can ask for [changes] if there is something worth saving. You can show them that they need to do open space in a different way if there is a better plan or a better process. [The Commission] and staff have worked with them over the years. We work with everyone, that's why there are hardly any lots between the corridor road between

Van Wyk and 521 on the Cresswind plan because our staff stood firm and said you can't have driveways out on our collector roads. So, we do our best to work with everybody as much as we can to make the best product. We don't catch everything 100% but I will put my staff up against anybody.

Lynette Hardin: I remember when Lancaster Economic Development was active on this in 1998. I know a lot of things slipped through the cracks but there isn't a lot we can do about it now. I do respect the staff, and all the hard work put into it. And to the residents - it is beautiful out there and if there are certain things that we could do we would, and I just want to say to the developers that I hope that you just do the right thing. It sounds like you guys are trying to improve. This is my first time on this board as well, but I appreciate the staff and the volunteers that come and make the recommendations, and I just really hope that you guys listen to what your people are trying to say.

Jason Cavalier: I want to say something, this is not the first time that Mrs. Hardin had to explain this. Twenty-seven years ago, I was just out of high school. We all would have done something different. I would have done something different; the Planning Department would have done something different. It wasn't an option and again our hands are tied. As she stated, this would be a lawsuit if we turned it down.

Frances Liu: I do want to say that this is the first time I have heard the explanation, as a new commissioner.

Jason Cavalier: I understand.

Sheila Hinson: Twenty-seven years ago, nobody involved thought that Lancaster County would grow the way it has. We've been a little country town, and we thought it would stay that way. Nobody envisioned this. Lancaster County stands out as an exceptional county in South Carolina. Work with us; let's all try to get through this together.

Chair called for vote.

J Cavalier: For	L Hinson: For	Tinklenberg: For
Richards: Against	S. Hinson: For	Liu: For

Called vote: 5:1. Motion is approved.

The Planning Commission makes final decisions regarding Preliminary Plats.

S Richards: move for 5 minute recess. Approved by unanimous consent

Motion to reconvene by L. Hinson; 2nd by F. Liu. Approved by unanimous consent.
Meeting reconvened.

6. NEW PUBLIC HEARING ITEMS FOR RECOMMENDATIONS TO COUNCIL

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, Planner, presented the application consistent with the staff report. Staff Recommendations: Approval, as consistent with UDO and Future Land Use per Comprehensive Plan.

Comment from applicant(s):

Greg Googer (Spartanburg SC) developer for project: We develop about 12-14 Dollar General sites in South Carolina per year. We have completed other projects in Lancaster County and enjoy a good working relationship with your Planning and Building departments. We try very hard to find rural underserved areas that have potential for growth, so that we can bring infrastructure to rural communities. That's our whole goal, to serve the communities that have to drive miles for convenience items. People don't drive very far to reach a Dollar General, they serve people who already live there. We actually reduce traffic because people don't have to drive as far for staple and necessity items. We've already gotten feedback from SCDOT to determine the safest access will be from Old Pardue Road.

I'm available for questions.

Questions/comments from Commissioners:

S. Richards: I'm a construction engineer, I used to build Dollar Generals. You have picked a good location, I know this area, it fills an important need in that area.

Googer: Our model has changed over the years. Now it's much more modern and easier to maintain, polished concrete floors, LED lighting for interiors, directional lighting on exteriors to reduce light leakage – it's a nice building we have planned.

Chair opened public hearing.

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

1. Buddy & Rita Teague (Old Pardue Road): opposes rezoning and building a Dollar General. Questions whether any Commission members have visited area. Concerned about:
 - Traffic and wrecks at the intersection
 - Bright lighting
 - Concealment around building
 - Lack of roundabout at intersection
 - It will definitely increase traffic
2. Keith Sterling (Potter Road): opposes rezoning and Dollar General. Moved here from New Jersey. Prefers the isolated rural character.
 - Treacherous intersection
 - Straightaway encourage drivers to speed
 - 5 Dollar Generals within 5 miles of this site- unnecessary
 - It will not decrease traffic, because it's a destination now
 - It will wreck the rural setting
 - It will turn this rural area into New Jersey, stop it now while you can
3. Kelly Sellars (Inman SC) Civil engineer: available for questions. We chose access from Old Pardue because there is no stop on Camp Creek Road, so Old Pardue is the safer option.

Chair Jason Cavalier called for a response from Applicant.

Greg Googer: We chose access on Old Pardue for safety, as Kelly stated. Lighting is much improved, used to show a quarter mile down the road, now it's encased and shines straight down rather than escaping off property.

Chairman Cavalier closed public hearing and called for a motion on item RZ-2024-2690 Motion to approve by S. Hinson; 2nd by Richards.

Discussion: no further discussion.

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

The item will go to County Council for consideration, and applicant will be notified of time and date.

b. CU-2024-2612: Cogito Academy

Application by Cameron Gill/True North K12 and Joseph Camposeo for a Conditional Use Permit for a K8 charter school (“Cogito Academy”) and Early Childhood Center to be located on 22.0 acres off Shiloh Unity Road (TM 0049-00-082.00).

Applicant requested deferral. Motion to defer to March meeting by Richards; 2nd by Tinklenberg.

Called vote: 6:0. Motion is approved unanimously. Item is deferred to March 18, 2025 agenda.

7. NON-HEARING ITEMS

a. NRN-2024-2744: Long Drive Lane

(January Agenda) 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, Planning Technician, presented the application consistent with the Staff Report. Recommendation: Approval.

Chairman Cavalier called for a motion on item NRN-2024-2744
Motion to approve by J. Tinklenberg; 2nd by S. Richards.

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

Planning Commission makes the final decision regarding New Road Names

b. NRN-2024-0679: Limitless Way

(January Agenda) Application by Joel E. Wood & Associates via Civil Construction Plans to name a private drive (Limitless Way) located at 9364 Old Bailes Road (TM-0007-00-028.00).

Staff Presentation: Jennifer Bryan, Planning Technician, presented the application consistent with the Staff Report. Recommendation: Approval.

Questions to Staff

S. Hinson: They want to name their driveway?

Bryan: Yes. Since there will be three or more buildings [addresses] in this commercial development, that triggers the requirement for a named private drive.

Chairman Cavalier called for a motion on item NRN-2024-0679
Motion to approve by Richards; 2nd by Tinklenberg.

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

Planning Commission makes the final decision regarding New Road Names

8. OTHER

a. Appointment of Planning Commission Representative for UDO Stakeholder Committee

- Per Shelly Richards, Jim Barnett is willing to continue as the appointed representative on the UDO Stakeholder Committee. Commissioners agreed by unanimous consent that he should continue.
- All Commissioners are welcome to attend the UDO Stakeholder meetings and workshops.

b. Review of Next Month's Agenda

- SD-2024-1745 Silver Run Preliminary Plat
- SD-2024-1442 Shadow Moss Preliminary Plat
- RZ-2025-0072 McDonald/Small (MDR TO GB .5 ac)
- RZ-2025-0191 Ingram/Old Carter (MH to MDR)
- NRN-2025-0375 March Submittals
- CU Cogito Academy deferred tonight

c. Other Administrative Announcements

April Williams thanks the Commission for their efforts during the demanding meeting.

9. ADJOURN

Motion to adjourn by S. Richards; 2nd by L. Hinson. Approved by unanimous consent. Meeting adjourned at **10:43 p.m.**

RECUSAL STATEMENT

Member Name: Frances Liu
Meeting Date: 2/18/25
Agenda Item: SA Section TA Number: TA-2024-2368
Topic: Thomas
text amendment

The Ethics Act, SC Code §8-13-700, provides that no public official may knowingly use his office to obtain an economic interest for himself, a family member of his immediate family, an individual with whom he is associated, or a business with which he is associated. No public official may make, participate in making, or influence a governmental decision in which he or any such person or business has an economic interest. Failure to recuse oneself from an issue in which there is or may be conflict of interest is the sole responsibility of the council member (1991 Op. Atty. Gen. No. 91-37.) A written statement describing the matter requiring action and the nature of the potential conflict of interest is required.

Justification to Recuse:

_____ Professionally employed by or under contract with principal
_____ Owns or has vested interest in principal or property
_____ Other: Cannot be impartial

Date: 2/18/25 Frances Liu
Member

Approved by Parliamentarian: _____

NONE SIGNED IN

SIGN IN ONLY IF YOU WISH TO SPEAK



**PLANNING COMMISSION
Public Hearing Sign In Sheet**

Item 4: CITIZEN'S COMMENTS

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

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, February 18, 2025

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

**THIS SIGN IN IS ONLY FOR MATTERS NOT ON
TONIGHT'S AGENDA.**

PLEASE PRINT

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SIGN IN ONLY IF YOU WISH TO SPEAK



**PLANNING COMMISSION
Public Hearing Sign In Sheet**

Item 5a: TA-2024-2368: Thomas Retreat Center

(Discussion Continued from December 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.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, February 18, 2025

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

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SIGN IN ONLY IF YOU WISH TO SPEAK



**PLANNING COMMISSION
Public Hearing Sign In Sheet**

Item 5b: RZ-2024-0859: Blackhall/Waxhaw Highway

(January Agenda) Application by Justin Blackhall/Blackhall Acquisitions to rezone 39.04 acres located at 6872 Waxhaw Highway (TM 0015-00-059.00) from Rural Neighborhood (RN) to General Business (GB) District in order to developed as mixed commercial property.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, February 18, 2025

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

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SIGN IN ONLY IF YOU WISH TO SPEAK

Tuesday, February 18, 2025



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5c: CP-2024-1735 Cresswind Comprehensive Plan Amendment

(January Agenda) 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.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, February 18, 2025

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

PLEASE PRINT

1.	David B. Kitchen ✓	FOR
2.	Emmy Powell (Applicant) ✓	
3.	Matt Mande (ESP ASSOCIATES) ✓	

SIGN IN ONLY IF YOU WISH TO SPEAK

Tuesday, February 18, 2025

4.	Marie Broome ✓	AGAINST
5.	LOGAN HEDGES ✓	AGAINST
6.	MIKE MOSLEY ✓	AGAINST
7.	Colin D Wilson ✓	FOR
8.	Bruce Cohen Patti Benz ✓	AGAINST
9.	Ken Beck Bruce Cohen ✓	AGAINST
10.	Joe Joe Kohler ✓	AGAINST
11.	Ken Beck ✓	AGAINST
12.	Mary (Toni) McCammon ✓	AGAINST
13.	Ted Matuga ✓	AGAINST
14.	Kathy Storm ✓	AGAINST
15.	Barbara Scanne ✓	AGAINST

SIGN IN ONLY IF YOU WISH TO SPEAK

Tuesday, February 18, 2025

16.	Jeanne McCoy ✓	AGAINST
17.	Sean Corcoran ✓	AGAINST
18.	Maggie Norris ✓	AGAINST
19.	Doug Frick ✓	?
20.	Greg Gregory ✓	FOR
21.	Mavis Gauruder ✓	AGAINST
22.	Sam Beegle ✓	AGAINST
23.	Joe Lorenz X	
24.	SallyAnn Gialo SALLY-ANN GIALO ✓	?
25.	Riv. Monday	
26.	ROY SANBURY ✓	
27.		

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Tuesday, February 18, 2025



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5d: DA-2024-1732 Cresswind Development Agreement

(January Agenda) 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.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, February 18, 2025

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PLEASE PRINT

1.	EMILY POWELL (APPLICANT)
2.	MATT MANDUE (EXP ASSOCIATES)
3.	

SIGN IN ONLY IF YOU WISH TO SPEAK

Tuesday, February 18, 2025



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5e: RZ-2024-1732 Cresswind LDR and RN to MDR

(January Agenda) 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.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, February 18, 2025

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PLEASE PRINT

1.	Emily Powell (applicant)
2.	Matt Mander (E&F ASSOCIATES)
3.	

SIGN IN ONLY IF YOU WISH TO SPEAK

Tuesday, February 18, 2025



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5f: RZ-2024-1733 Cresswind RN to INS

(January Agenda) 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.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, February 18, 2025

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PLEASE PRINT

1.	Emily Power (Applicant)
2.	Matt Mandie (EG ASSOCIATES)
3.	
4.	

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Tuesday, February 18, 2025



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5g: RZ-2024-1734 Cresswind RN to GB

(January Agenda) 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.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, February 18, 2025

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PLEASE PRINT

1.	Emily Powell (Applicant)
2.	MATT MANDE (Esp ASSOCIATES)
3.	
4.	

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Tuesday, February 18, 2025



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5h: SD-2024-0656 Eagles Landing (Edgewater)

(January Agenda) 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 132-lot single family residential neighborhood (aka Eagles Landing). This area is part of the Edgewater community.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, February 18, 2025

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PLEASE PRINT

1.	Lynne Wilken ✓	AGAINST
2.	ART ILHARREGUY ✓	AGAINST
3.	Michelle Reichartz ✓	AGAINST
4.	Donald Reichartz ✓	AGAINST

SIGN IN ONLY IF YOU WISH TO SPEAK

Tuesday, February 18, 2025

5.	Kristi Kozak	Kristi Kozak ✓	FOR
6.	Bryan Bryan Black ✓	FOR	
7.	DAVID REICHARD ✓	WANTS A CONTINUANCE	
8.	Joyce & Robert BAKER ✓	AGAINST	
9.	Michael Marsh ✓	FOR	
10.	LaSandra Middleton ✓	FOR	
11.			
12.			
13.			
14.			
15.			
16.			

SIGN IN ONLY IF YOU WISH TO SPEAK

Tuesday, February 18, 2025



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 6a: 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.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, February 18, 2025

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PLEASE PRINT

1.	Buddy + Rita Teague ✓ AGAINT
2.	Keith Stirling ✓
3.	Greg Googer - Applicant ✓ AGAINT
4.	KELLY SELLARS ✓

SIGN IN ONLY IF YOU WISH TO SPEAK

Tuesday, February 18, 2025

5.
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16.

SIGN IN ONLY IF YOU WISH TO SPEAK

Tuesday, February 18, 2025



PLANNING COMMISSION Public Hearing Sign In Sheet

Item 6b: CU-2024-2612: Cogito Academy

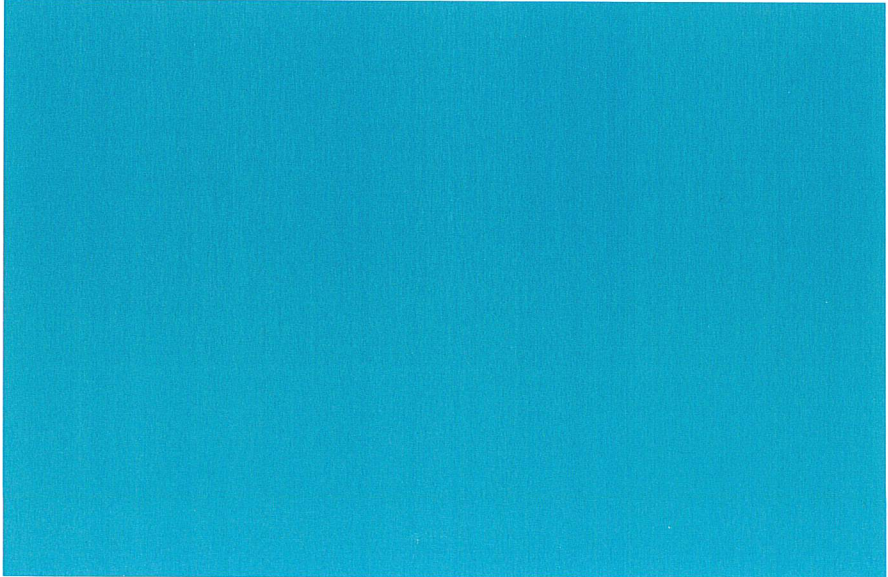
Application by Cameron Gill/True North K12 and Joseph Camposeo for a Conditional Use Permit for a K8 charter school ("Cogito Academy") and Early Childhood Center to be located on 22.0 acres off Shiloh Unity Road (TM 0049-00-082.00).

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, February 18, 2025

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PLEASE PRINT

1.	Rodney Jordan
2.	Cameron Gill
3.	
4.	

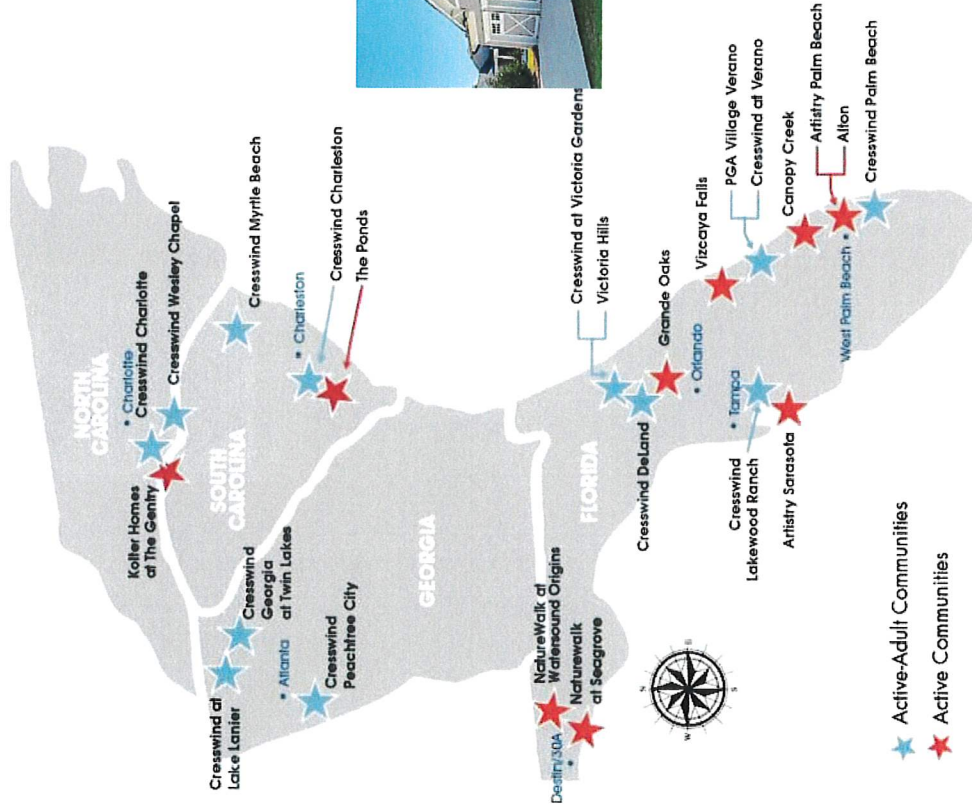


CRESSWIND[®]

CREATING BETTER COMMUNITIES,
ONE NEIGHBOR AT A TIME.

KOLTERHOMES

KOLTER HOMES



KOLTER HOMES

- Kolter Homes is proposing an Age-Restricted Active-Adult new home community, utilizing its award-winning Cresswind brand. This requires the Homeowner to be aged 55+ with no children under 18 living in the home.
- 853-units on 852-acres (1.0 DU's/acre) will feature all detached homes, on lots of 55' x 145', 65' x 145', and 75' x 145'.
- 7 acres of resident-only clubhouse and outdoor amenities.
- Diverse mix of homesites and floorplan sizes to provide a broad price mix for active adult new homebuyers.
- Proposed home sizes range from 1,660 sf - 3,220 sf across 10 floorplans with 9 elevations for each plan for more unique streetscapes.
- "Forever Home" Buyer mentality demands residences be well-appointed and well-landscaped.
- Low-maintenance homes on private streets.

What is Age Restricted?

Under current federal law, a housing community qualifies for 55 or Older Exemption under HUDs Fair Housing Act if it satisfies each of the below requirements:

- At least 80 percent of the units must have at least one occupant who is 55 years of age or older; and
- The facility or community must publish and adhere to policies and procedures that demonstrate the intent to operate as "55 or older" housing; and
- The facility or community must comply with HUD's regulatory requirements for age verification of residents.



HOA Declaration Language: Restrictions on Occupancy

- No persons who have yet to attain eighteen (18) years of age shall be permitted to Occupy or otherwise reside in any Residence on a Lot within the Community except as provided herein. Children under eighteen (18) years of age may be permitted to visit and temporarily Occupy at Residence on a Lot within the Community provided that **no person under eighteen (18) years of age shall be permitted to: (1) establish residency in the Lot as defined by state or local law; or (2) Occupy the Lot for more than ninety (90) days, consecutive or non-consecutive, in any three hundred and sixty-five (365) day period.**
- Board review required for any proposed lease. Board to confirm that age-related requirements shall not be violated by proposed tenant or occupant.
- Lease shall state 55+ age/occupancy requirements.
- Leasing provisions that include a cap (5% of lots) and an 18-month lockout/residency requirement.

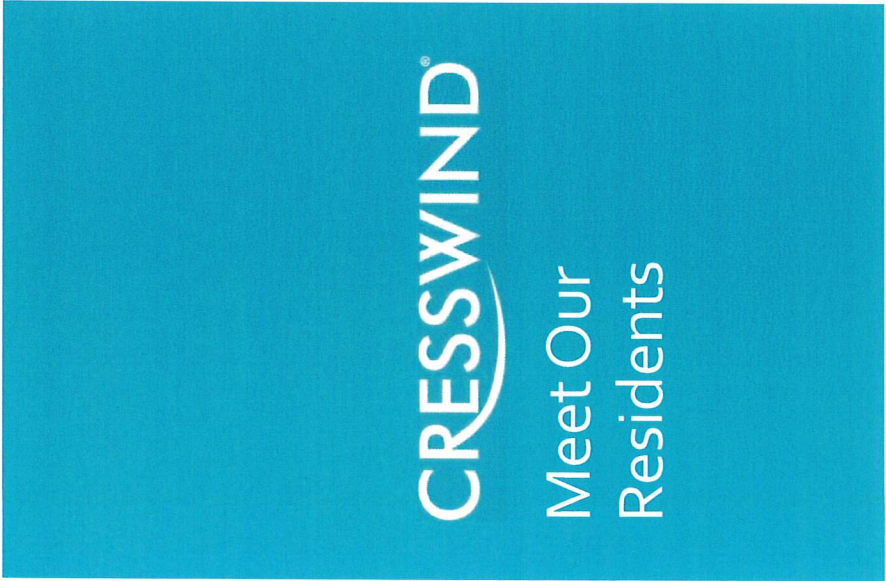
CRESSWIND®

Meet Our Residents

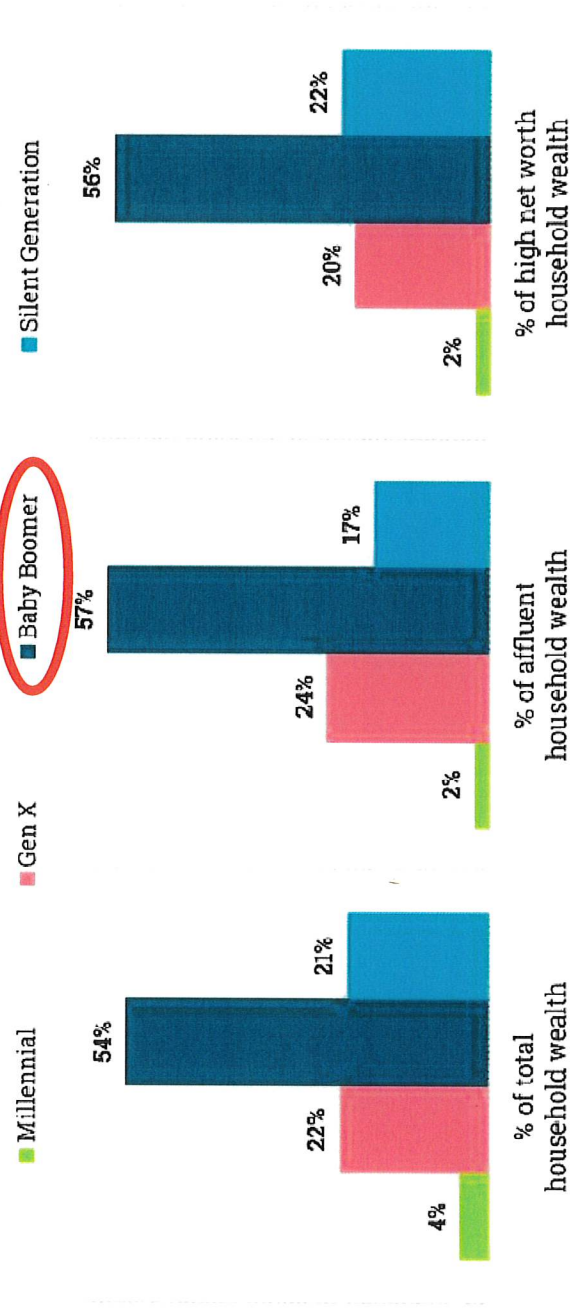
Cresswind Resident Profile:

- A **Consumer** with the **highest levels of Household Wealth** and **Disposable Income**
- A **Resident** who spends **more than a third of their annual income** on local goods & services and generates hundreds of new jobs
- A **Neighbor** who is **on the roads less** during peak hours
- A reliable **Volunteer** who **generously contributes** their time and money to the community
- A **Community** who **pays millions in taxes** while using **fewer** municipal services





US Household Wealth Distribution, by Generation



Published on MarketingCharts.com in April 2019 | Data Source: Packaged Facts

Affluent: \$150k+ household income; High net worth: At least \$1 million in net worth

Boomers are estimated to hold 70% of U.S. disposable income.*

* source: <https://www.marketingcharts.com/uncategorized-22891>

CRESSWIND®

Meet Our
Residents

U.S.
50+
\$3.2 trillion
spend annually

Greater than
the total GDP of
countries such as

>

Italy Russia
UK Brazil
France

source: U.S. Census Bureau Consumer Expenditure Survey

CRESSWIND®

Meet Our Residents

The average Boomer (aka “Active Adult”) spends **34% of their income on locally produced goods and services.**

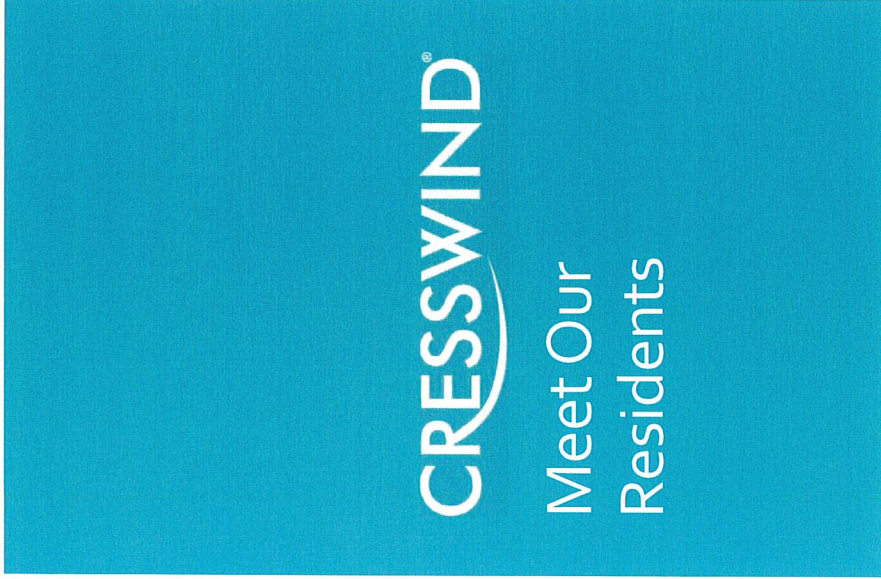
Every year, that means a 853-home Active Adult community benefits a local economy with an estimated:

- **\$22.5 million spent on local goods & services**
- **\$4+ million in additional yearly taxes to Lancaster Co.**



*source: author Paul Emrath & Fei Liu, NAHB, Housing Policy presented by the NAHB 50+ Housing Council

Active Adult Transportation Impact:



Active Adult communities generate **just 34% of the AM peak hour (0700-0900) trips** of a single-family community. From a Rush Hour impact that means:

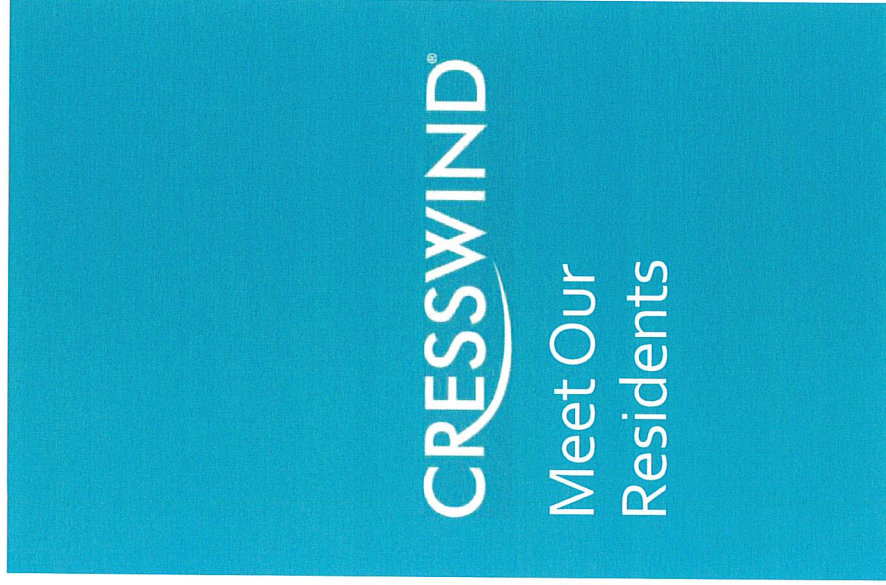
853 Home Active Adult Community =
293 Home Traditional Single-Family

Active Adult communities generate **just 30% of the PM peak hour (1600-1800) trips** of a single-family community. From a Rush Hour impact that means:

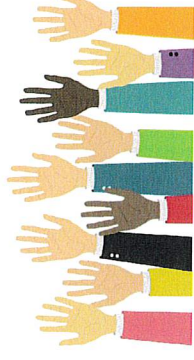
853 Home Active Adult Community =
251 Home Traditional Single-Family

*source: equation per Institute of Transportation Engineers

Active Adult Community Support:



Baby Boomers represent
43% of Total Giving



This Generation has a
25.7% Volunteer Rate

Based on 853 homes, Cresswind Indian Land could offer
over 409 local volunteers ready to serve
the future of the area and support local charities.

*source: <https://www.classy.org/blog/infographic-generational-giving/>

Active Adult Water & Sewer Impact:

Average Water/Sewer Bills in Single Family Homes by Community Type

Non 55+ Households

\$562

Age-qualified 55+ Community

\$482

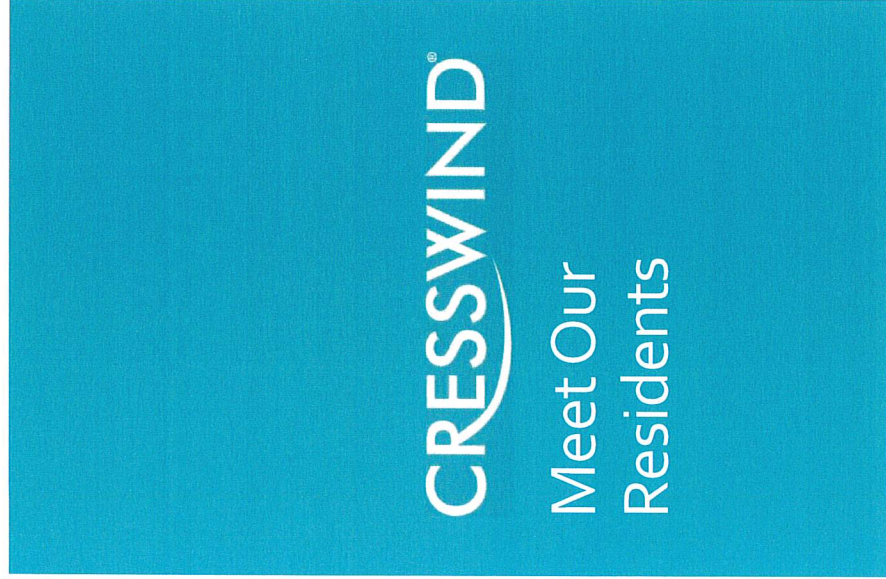
Active Adults use approx. 15% less water and sewer services as compared to Non 55+ Households

CRESSWIND®

Meet Our
Residents

*source: <https://www.winchester.us/DocumentCenter/View/1182/Helios---Approving-55-Plus-Housing>

Active Adult Services & Public Safety:



Ambulance Trips per 1,000 Households by Age

Age of Household Head	Number of Households	Ambulance Trips		Share of All Trips
		Per 1000 Households	Number of Trips	
18 to 34 years	20,920	11.1	233	17.3%
35 to 44 years	20,720	12.9	266	19.8%
45 to 54 years	21,590	11.5	248	18.4%
55 to 64 years	16,410	11.9	196	14.5%
65 to 74 years	10,260	13.4	138	10.2%
75 to 84 years	8,000	23.7	190	14.1%
85 years and over	2,100	36.3	76	5.7%
All ages	100,000	13.5	1,347	100.0%

- People age 55 to 74 use roughly the same number of ambulance trips as people age 18 to 34.
- Average Cresswind Homeowner 68 years

*source: <https://www.winchester.us/DocumentCenter/View/1182/Helios---Approving-55-Plus-Housing>

CRESSWIND®

Award-Winning Lifestyle



NAHB



GAHBA OBIE Award



Where to Retire



NAHB



Silver Aurora Award
Southeastern Builder's Conference



SSPlaces.com



Southeastern
Builder's Conference

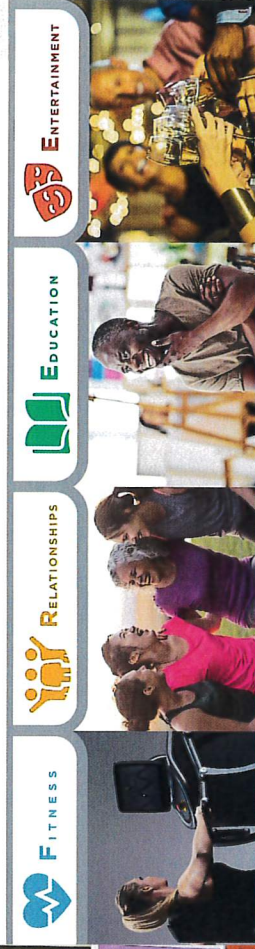


SSPlaces.com

CRESSWIND®

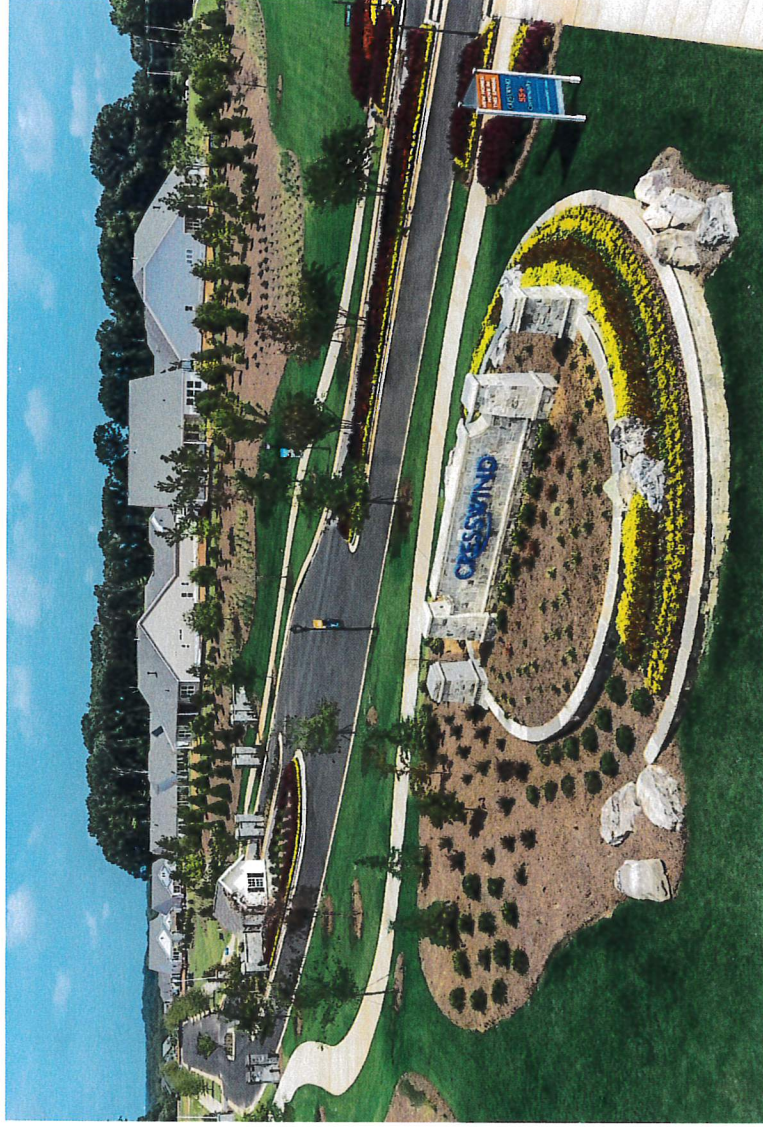
- Lifestyle Program earned "Program of the Year" honors twice from *National Association of Homebuilders*
- Director of Lifestyle to oversee and assist all communities

SET YOURSELF FREE



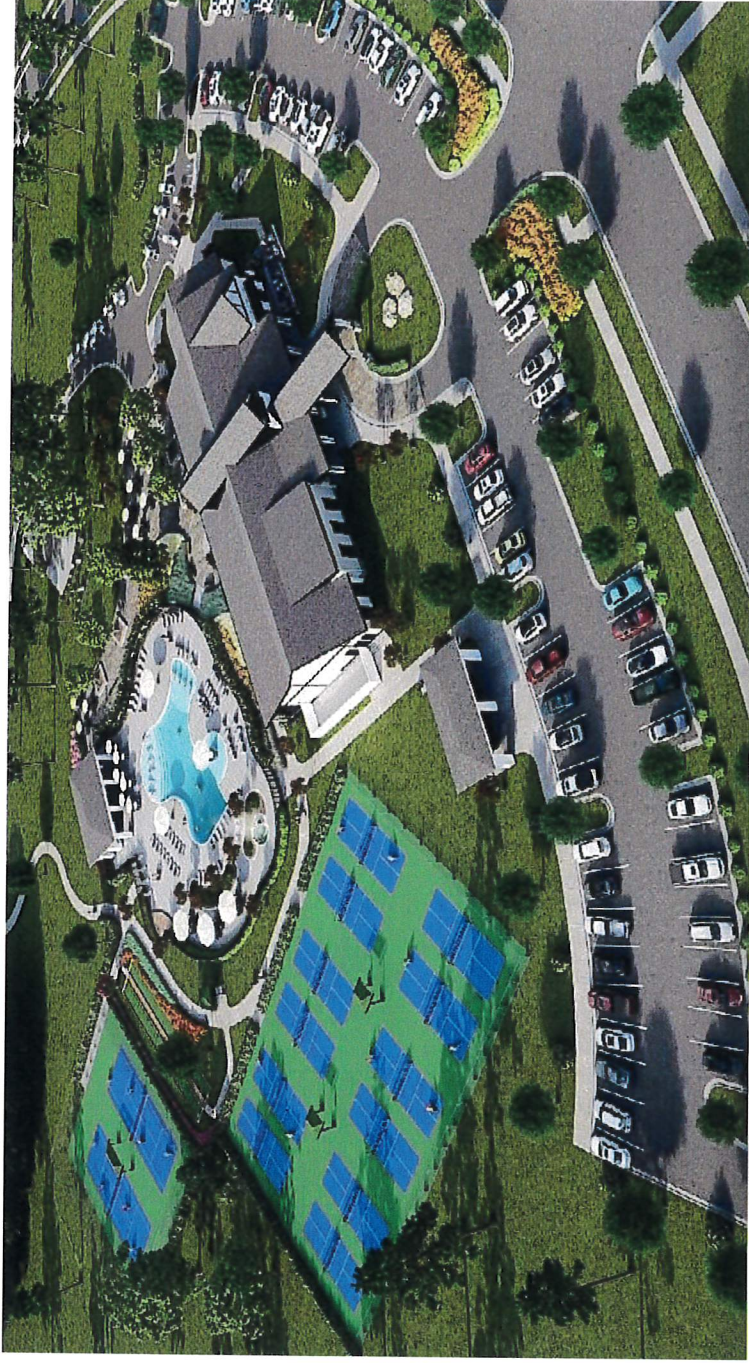
CRESSWIND® LIFESTYLE
Live Better, Longer

CRESSWIND®

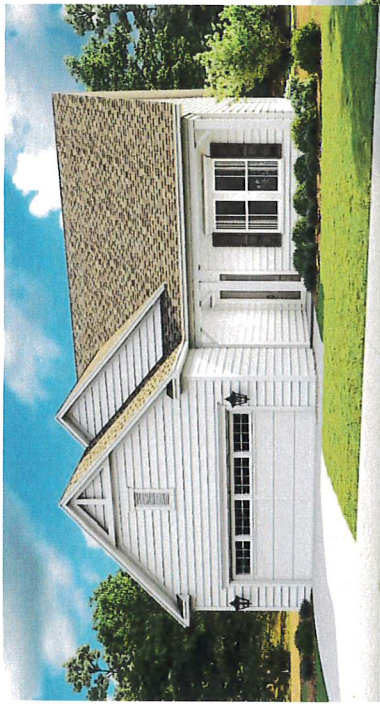
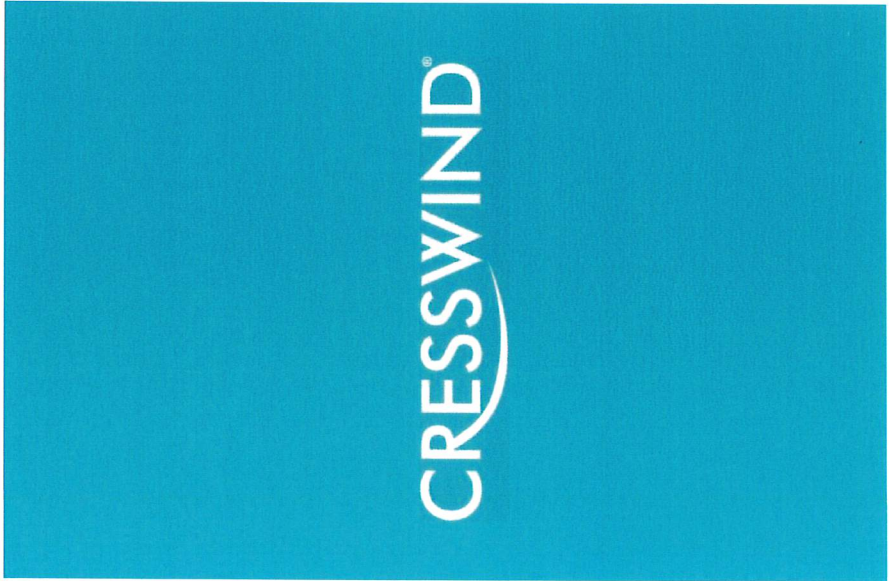


CRESSWIND WESLEY CHAPEL – MAIN ENTRANCE
REFERENCE

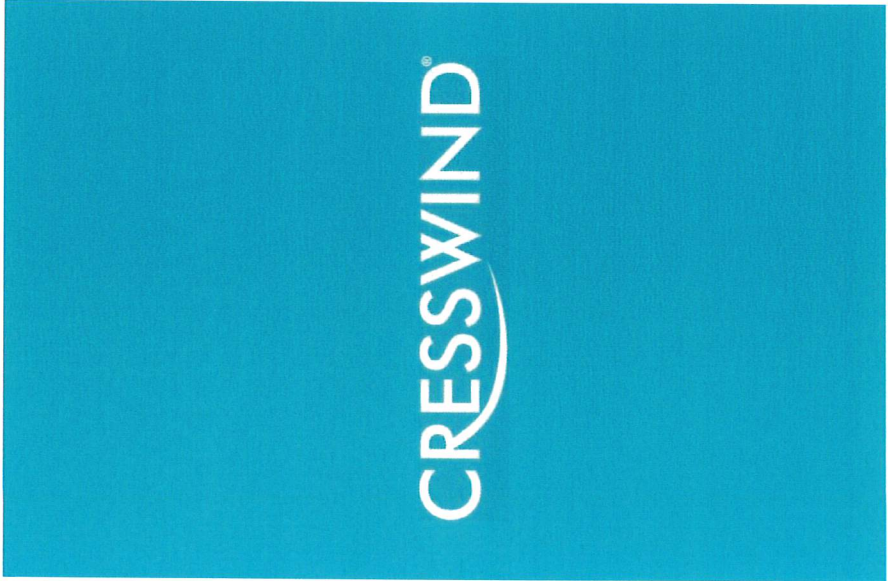
CRESSWIND®



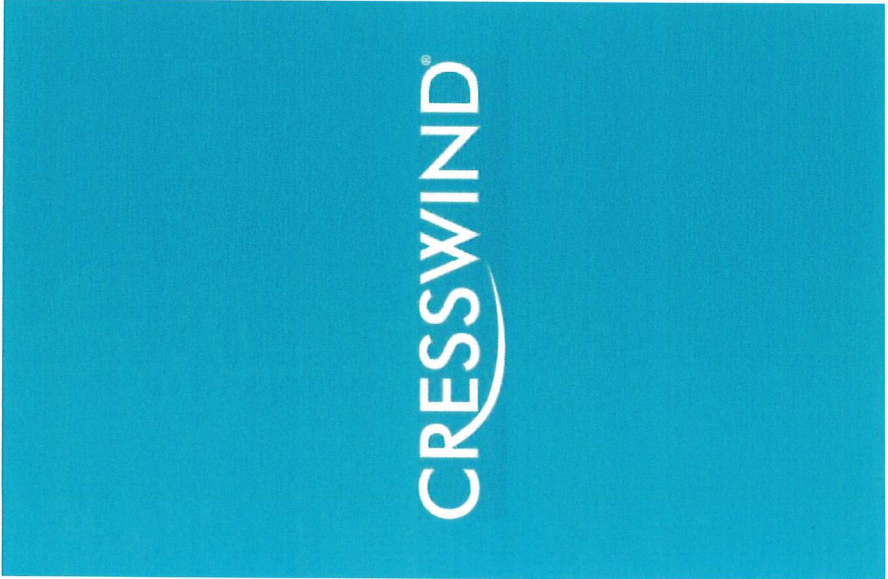
CRESSWIND WESLEY CHAPEL – CLUB CRESSWIND CAMPUS
REFERENCE



55' WIDE LOTS



65' WIDE LOTS



75' WIDE LOTS

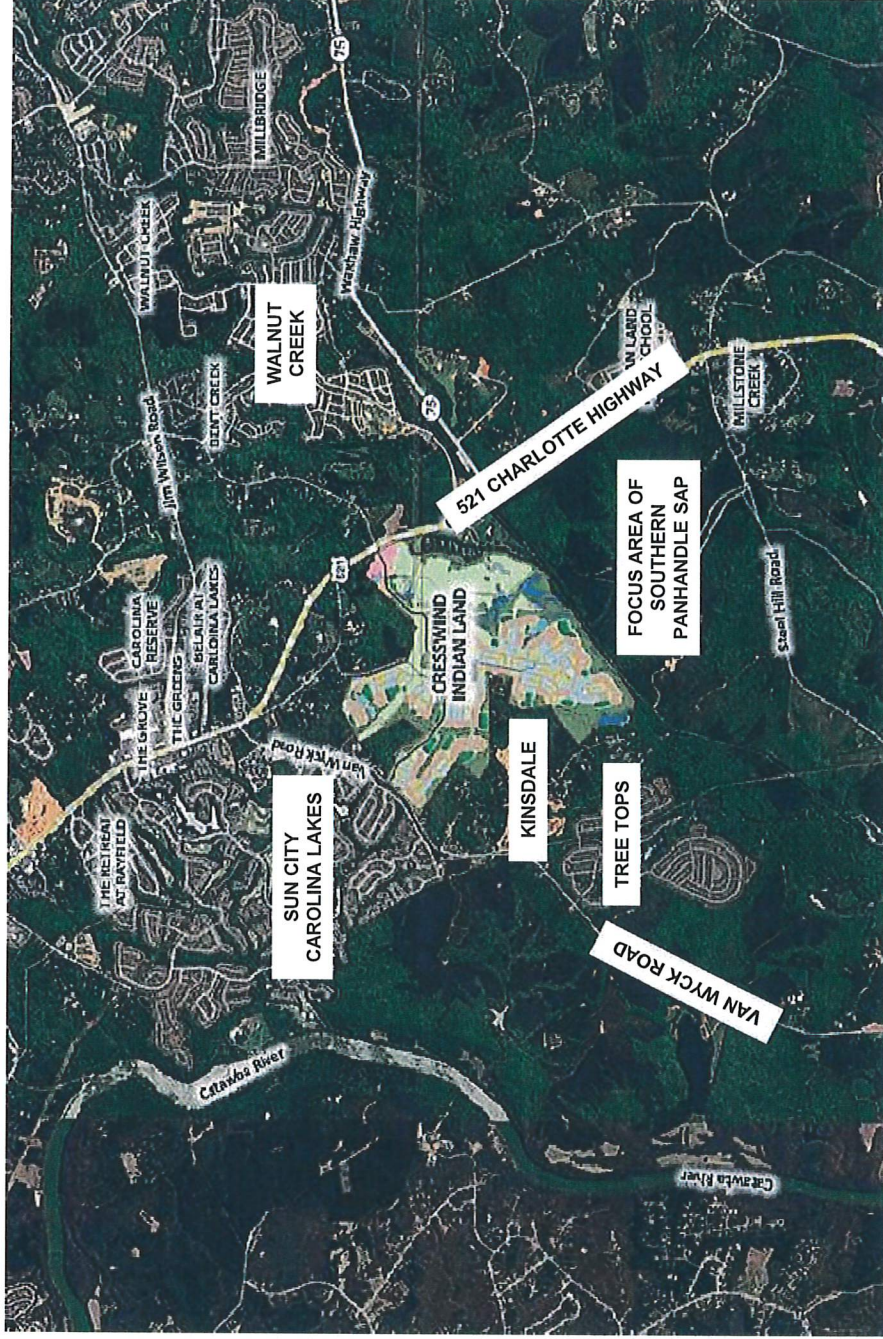


In summary, Cresswind Indian Land benefits include:

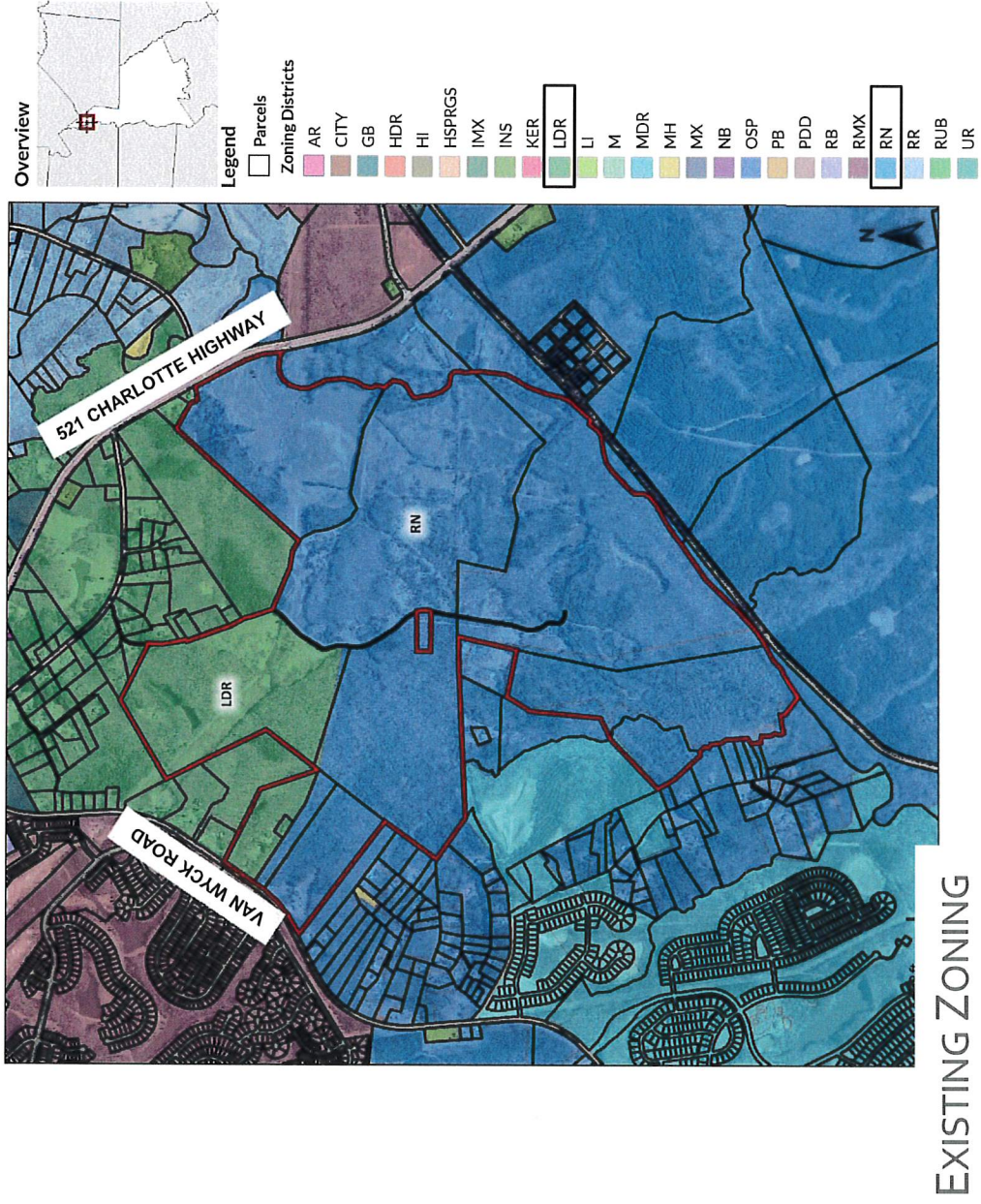
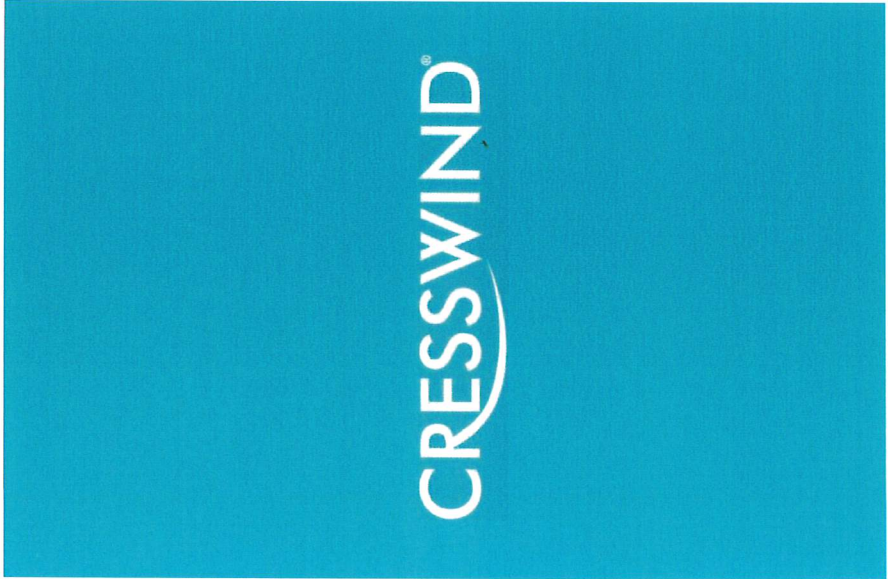
- Active Adult Resident:
 - Not on the road at peak hours
 - Pays millions in taxes while not taxing county schools & parks
 - Spends more than a third of their annual income on local services
 - Historically volunteers and contributes more of their time & money to the community than other age groups



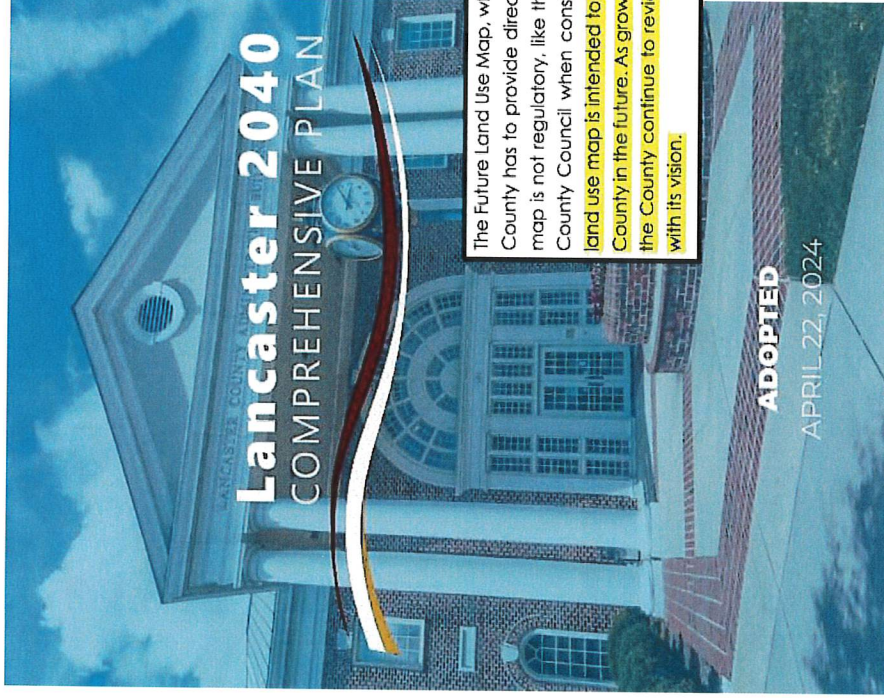
COMPREHENSIVE PLAN AMENDMENT & REZONING



LOCATION MAP



CRESSWIND®

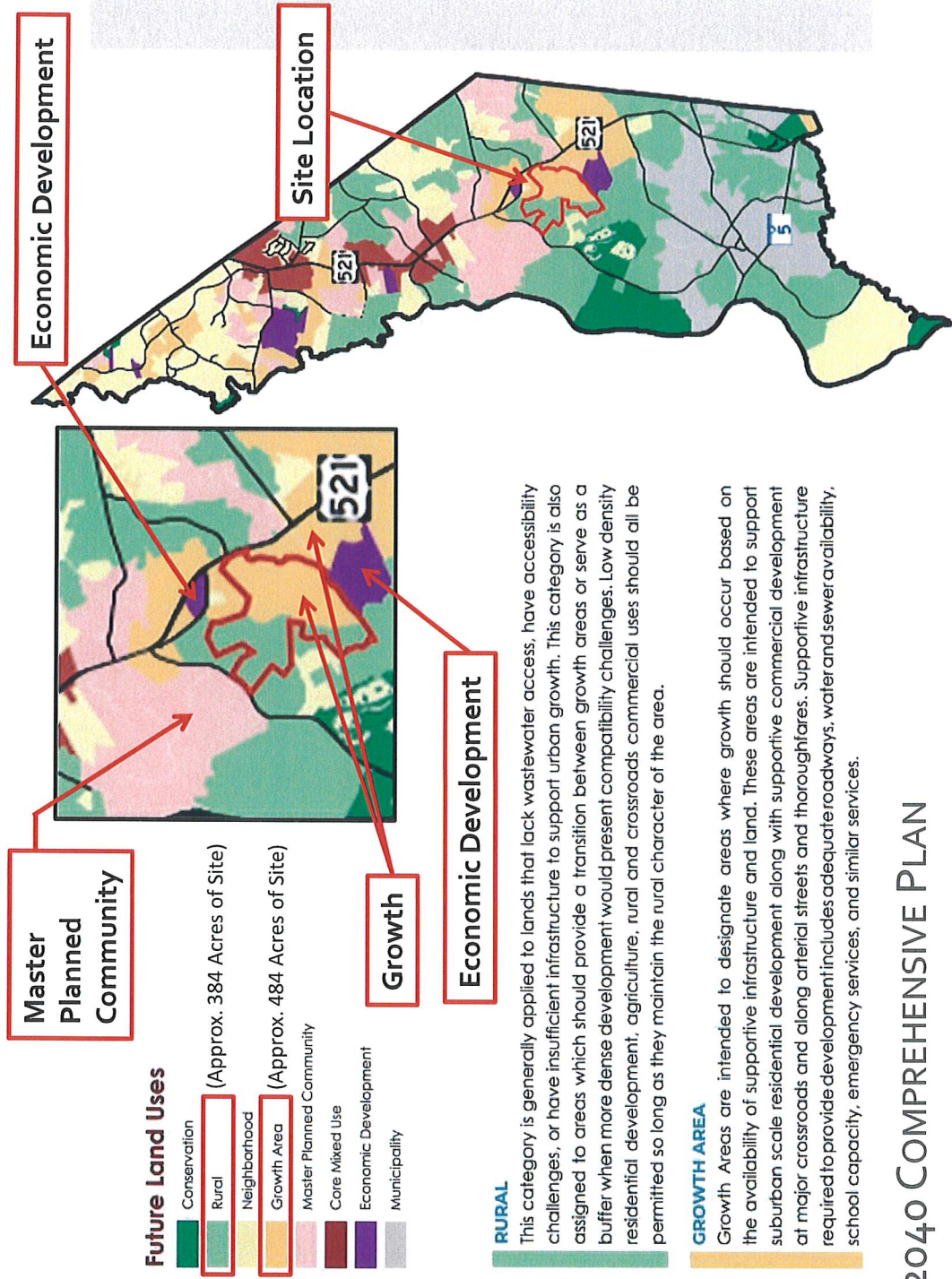
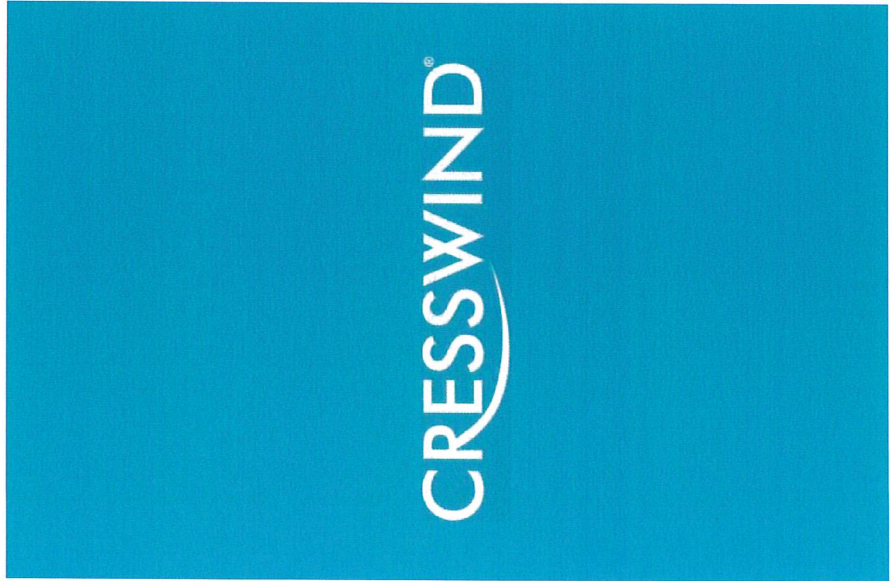


The Future Land Use Map, which is shown on the following page, is one of the primary tools the County has to provide direction on future land use and development decisions. Though this map is not regulatory, like the zoning map, it must be used by the Planning Commission and County Council when considering rezonings and similar development decisions. The future land use map is intended to provide general direction on land uses permitted throughout the County in the future. As growth continues and circumstances change, it will be imperative that the County continue to review and update the Future Land Use Map to ensure that it aligns with its vision.

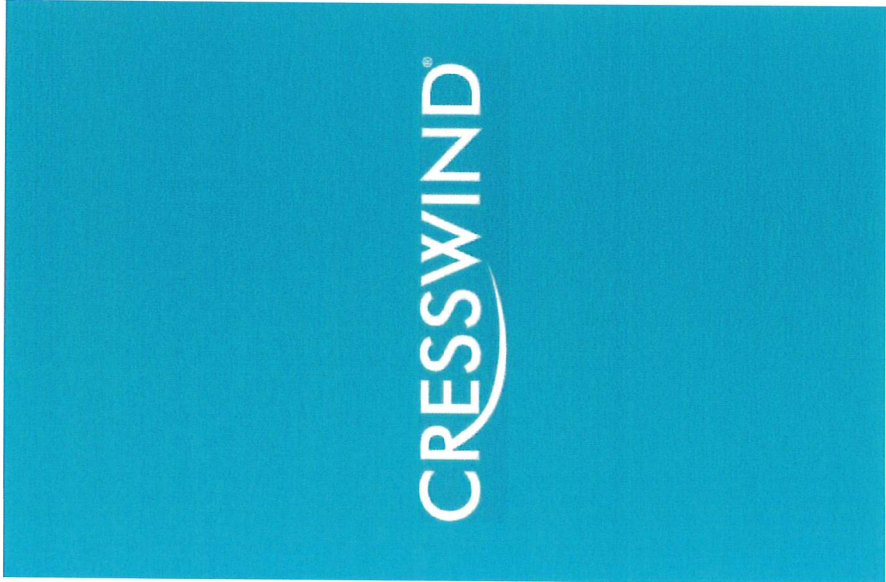
ADOPTED

APRIL 22, 2024

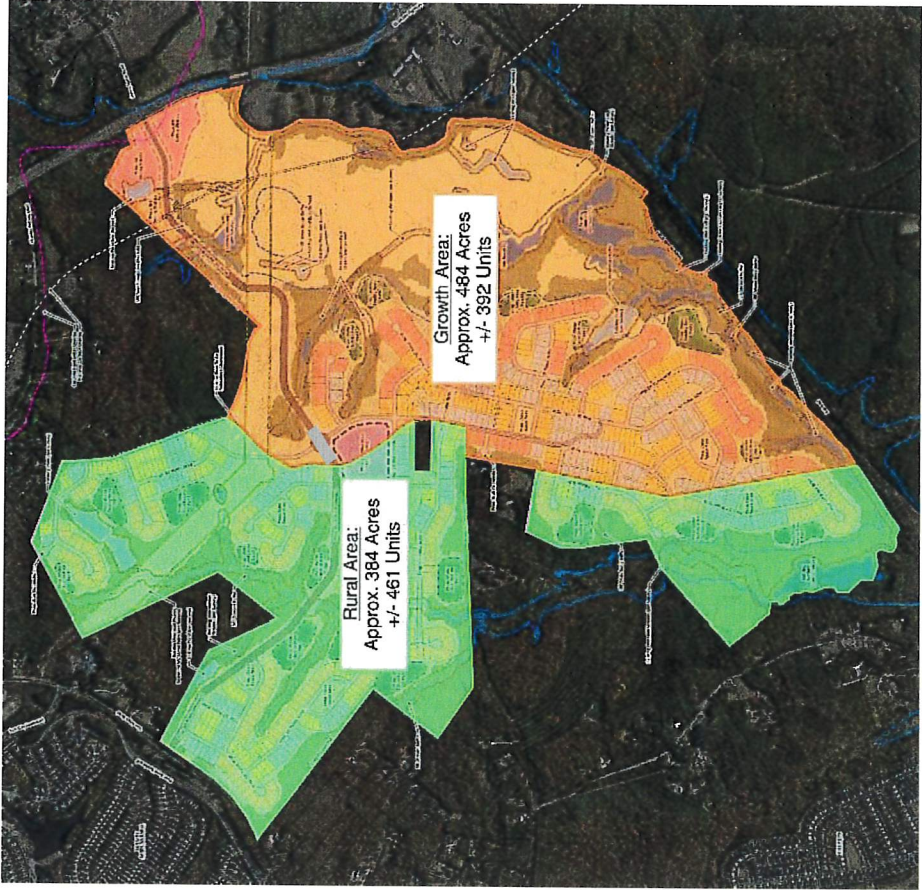
2040 COMPREHENSIVE PLAN



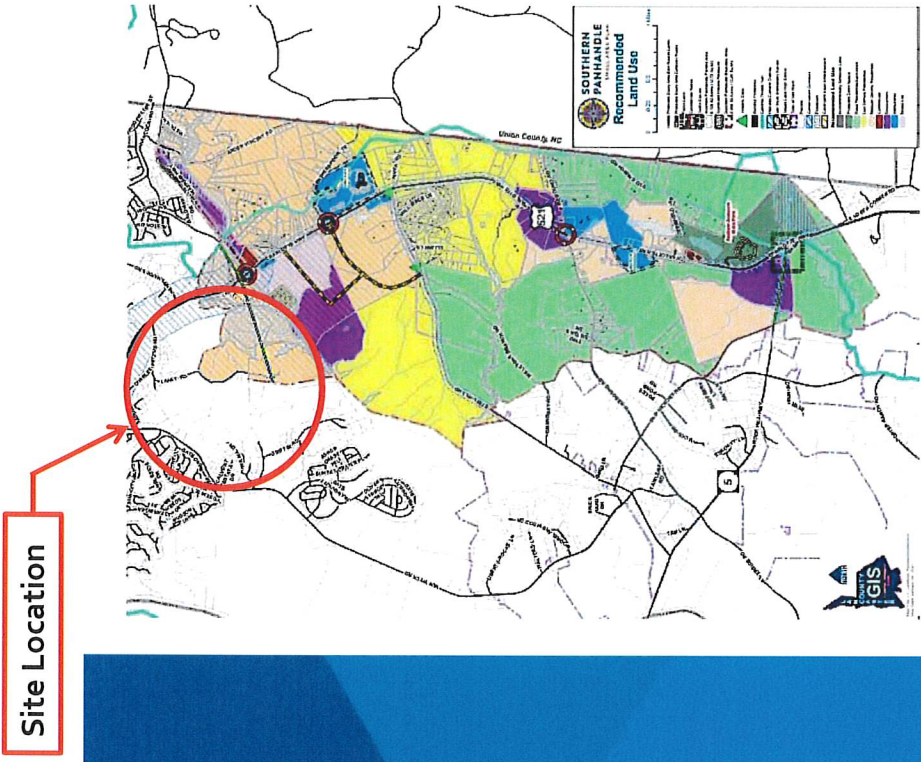
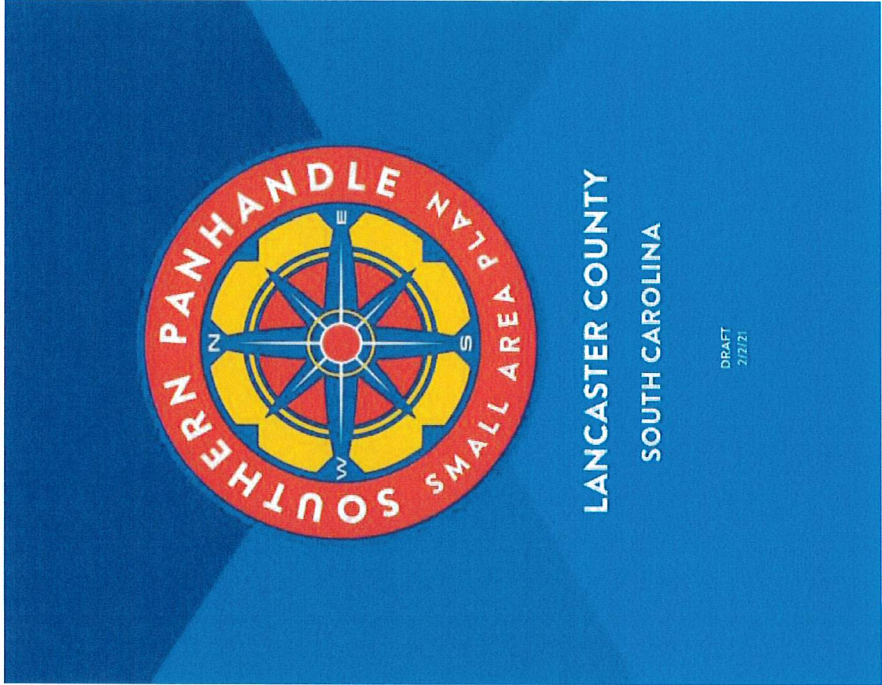
2040 COMPREHENSIVE PLAN



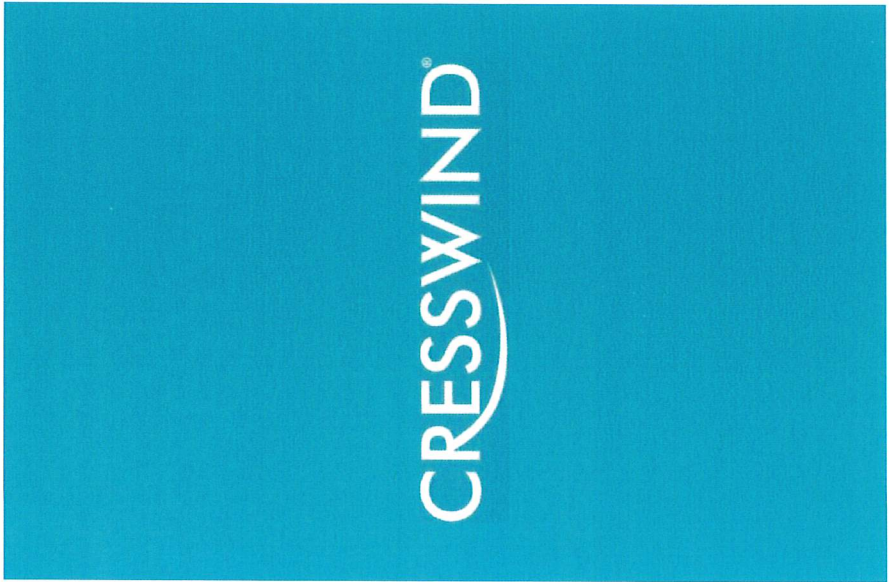
- Future Land Uses**
- Conservation
 - Rural
 - Neighborhood
 - Growth Area
 - Master Planned Community
 - Core Mixed Use
 - Economic Development
 - Municipality



2040 COMPREHENSIVE PLAN + PROPOSED SITE PLAN



SOUTHERN PANHANDLE SMALL AREA PLAN

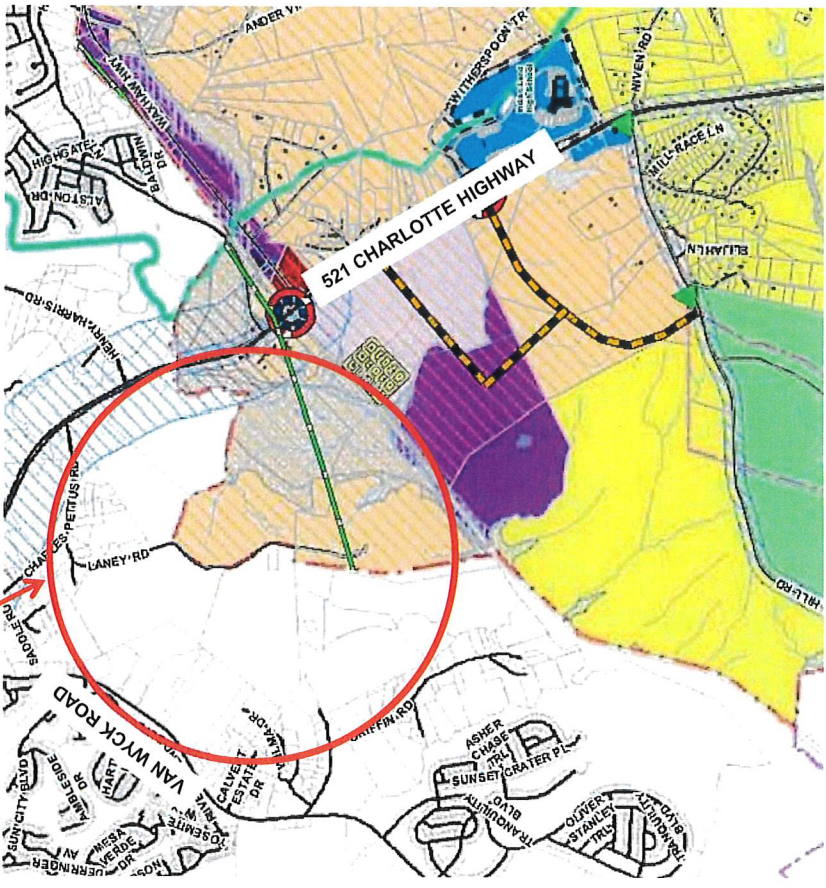


Recommended Land Use

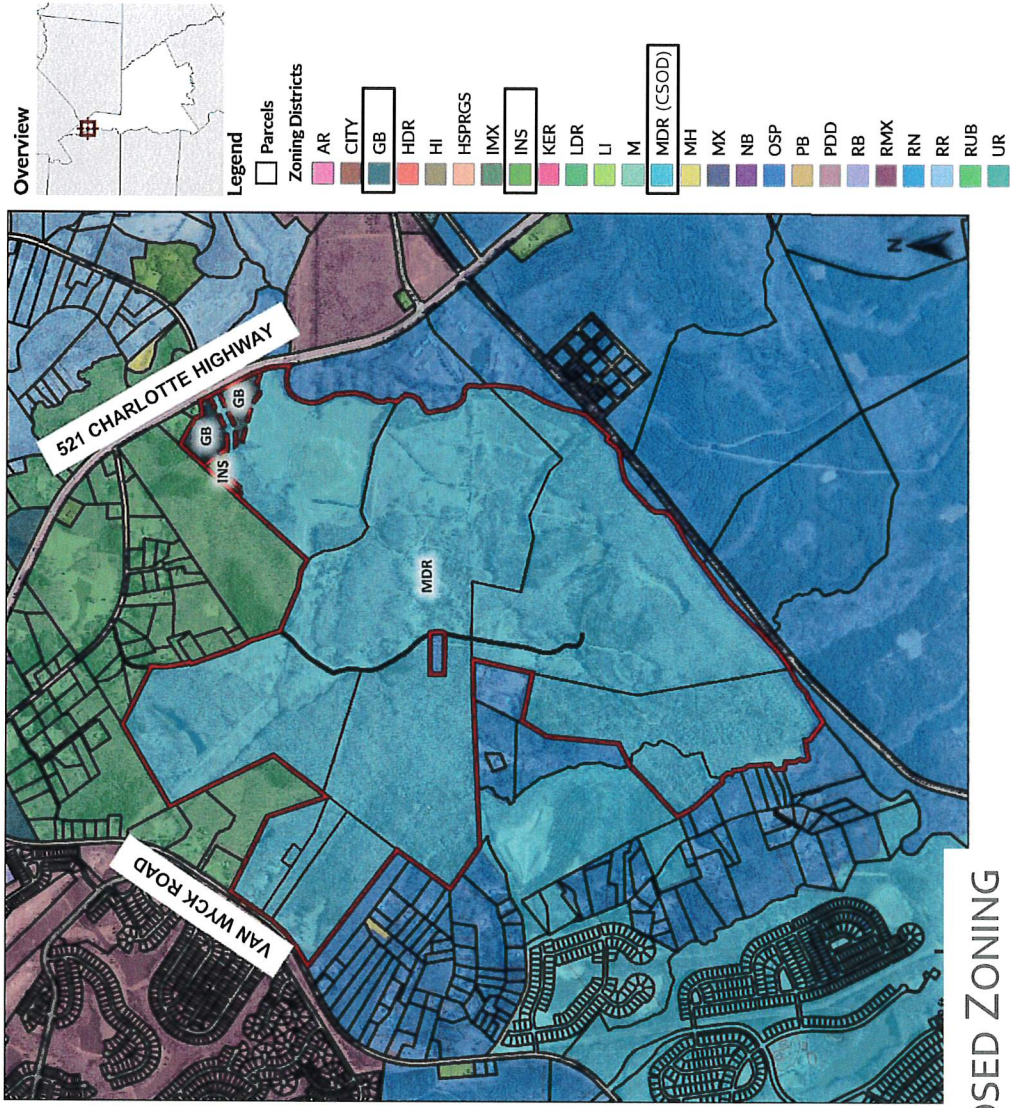
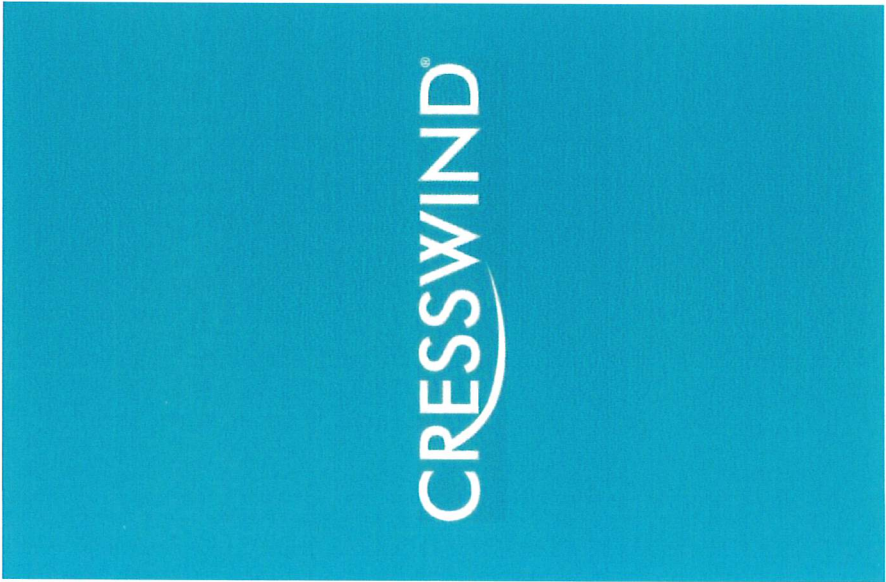


- Proposed Study Area Bike Routes Lanes
- Proposed Study Area Collector Roads
- Public Land
- Commercial Nodes
- Traffic Signals
- Southern Panhandle Parcels Area, 8,149.82 Acres (12.73 Sq Mi)
- Significant Historic Resource
- Southern Panhandle Boundary Area, 8,488.36 Acres (13.26 Sq Mi)
- Historic Sites
- Building Footprints
- Carolina Thread Trail
- Highway Corridor Overlay
- Van Wyck Elementary School
- Indian Land High School
- Town of Van Wyck
- Parcels
- Conservation Corridors
- Floodplain
- Contingent Upon Infrastructure
- Recommended Land Use**
- Environmentally Sensitive Land
- Protected Open Space
- Rural Residential/Agriculture
- Low Density Residential
- Medium Density Residential**
- Commercial
- Employment
- Institutional
- Mixed Use

Site Location



SOUTHERN PANHANDLE SMALL AREA PLAN

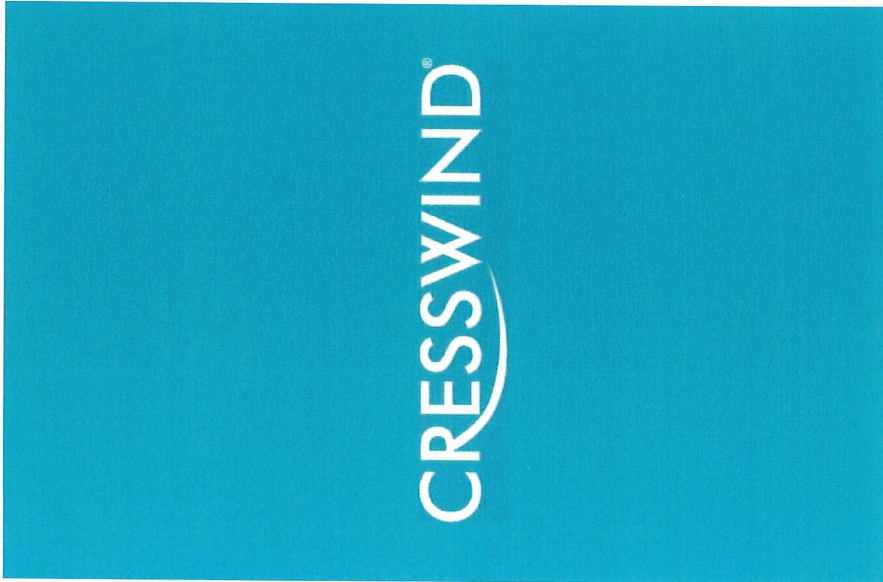


PROPOSED ZONING

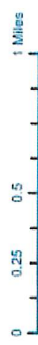


Project Process/ Schedule

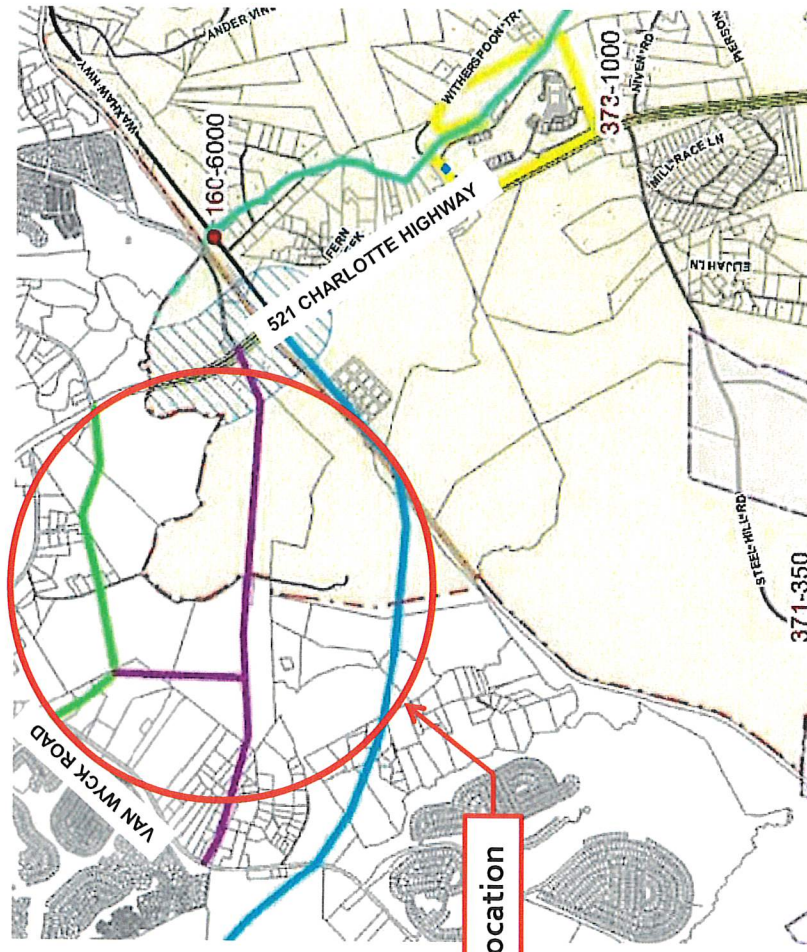
- | | |
|----------------------|--|
| • September 15, 2023 | Sketch Plan Submittal: RMX (950 Homes) |
| • 2023-2024 | Incorporate Feedback + Due Diligence |
| • August 2, 2024 | Rezoning Submittal: MDR (853 Homes), GB, INS |
| • November 19, 2024 | Rezoning Submittal: MDR (853 Homes), GB, INS |
| • January 9, 2025 | Planning Commission Workshop |
| • January 14, 2025 | Community/Neighborhood Meeting |
| • February 18, 2025 | Planning Commission – Public Hearing |
| • TBD | County Council – Three Readings |
| • May, 2026 | Land Development |
| • 2035 | Buildout |



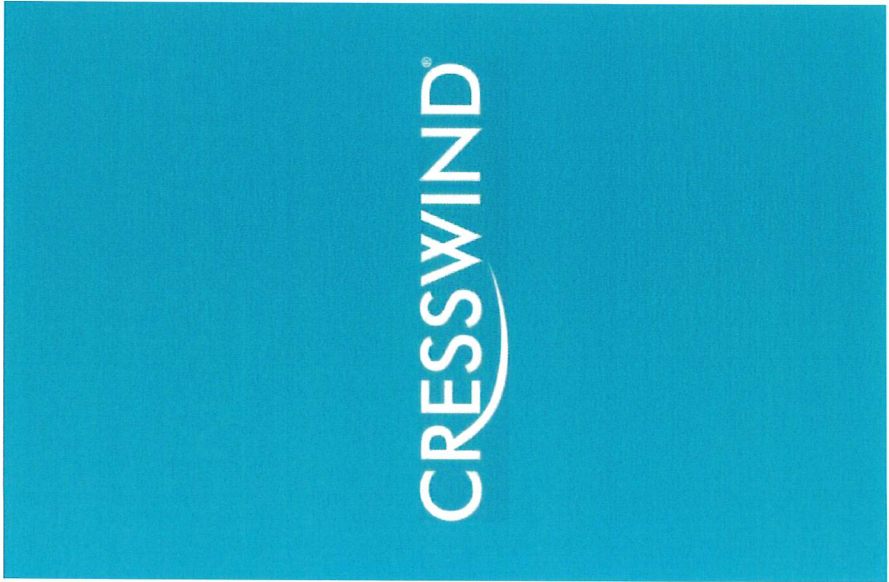
Transportation



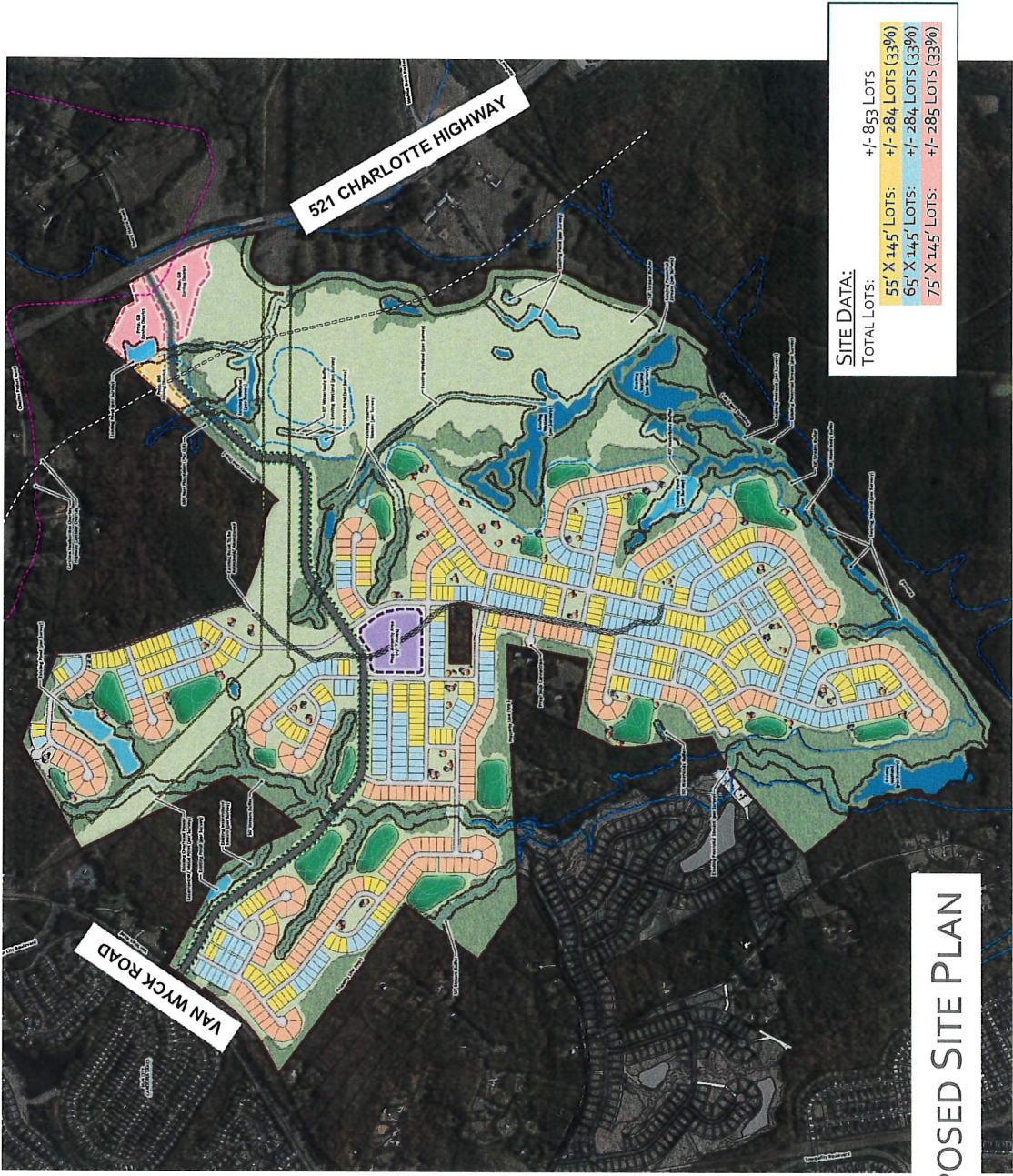
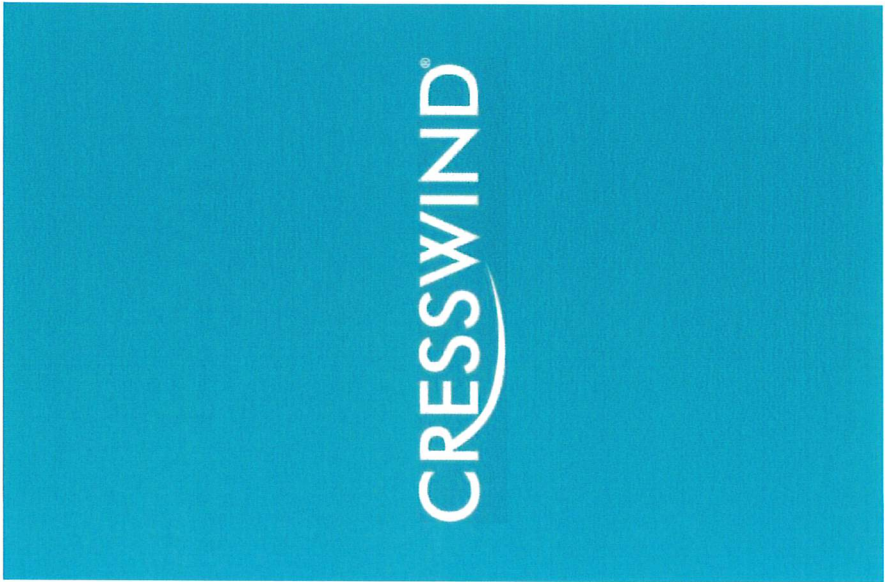
- Parcels
- 2018 Traffic Counts
- Witherspoon Trail Realignment
- Road Improvements
- Proposed Collector Roadways**
 - 2 Lane Collector**
 - 2 Lane-Divided Collector
 - 4 Lane-Divided Collector
 - Town of Van Wyck



SOUTHERN PANHANDLE SMALL AREA PLAN



2 LANE COLLECTOR



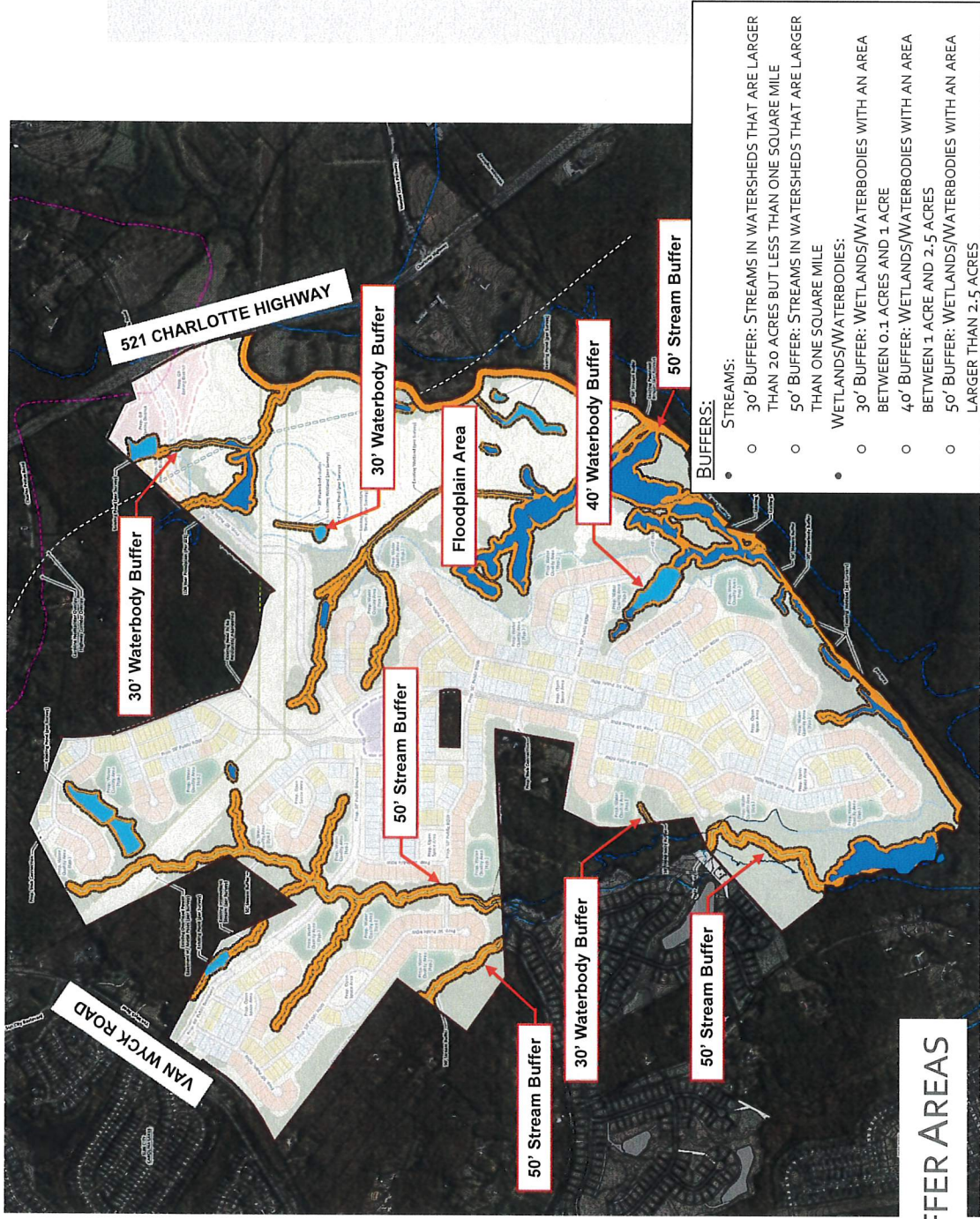
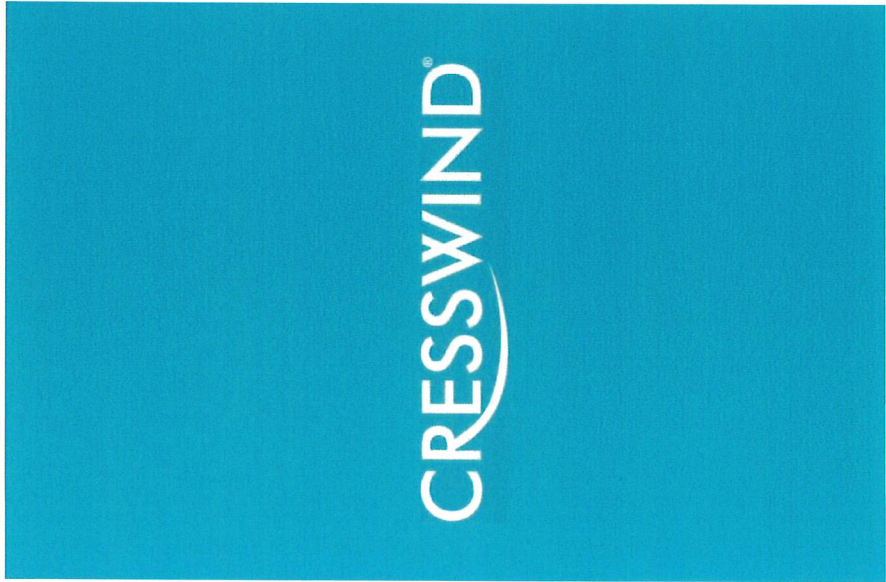
SITE DATA:			
TOTAL LOTS:			
55' X 145' LOTS:	+/- 284 LOTS (33%)	75' X 145' LOTS:	+/- 285 LOTS (33%)
65' X 145' LOTS:	+/- 284 LOTS (33%)		

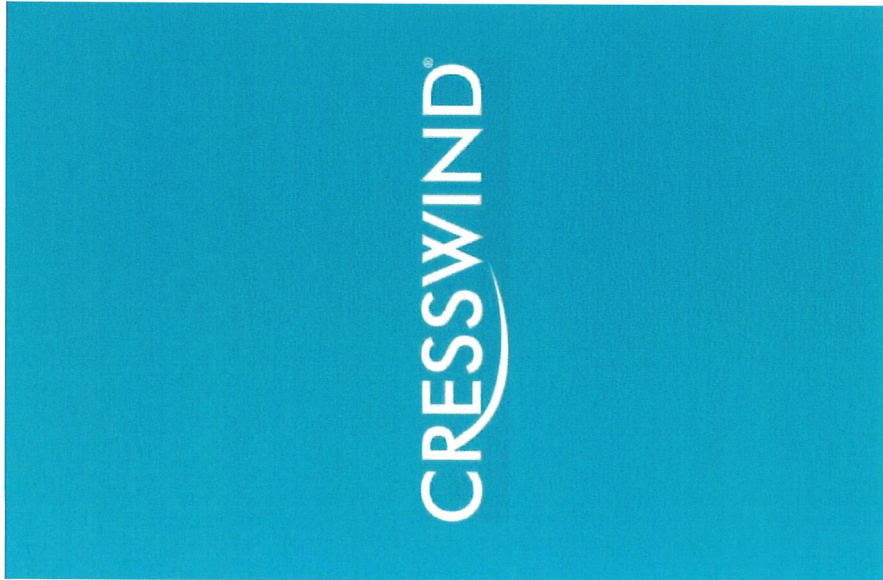
PROPOSED SITE PLAN



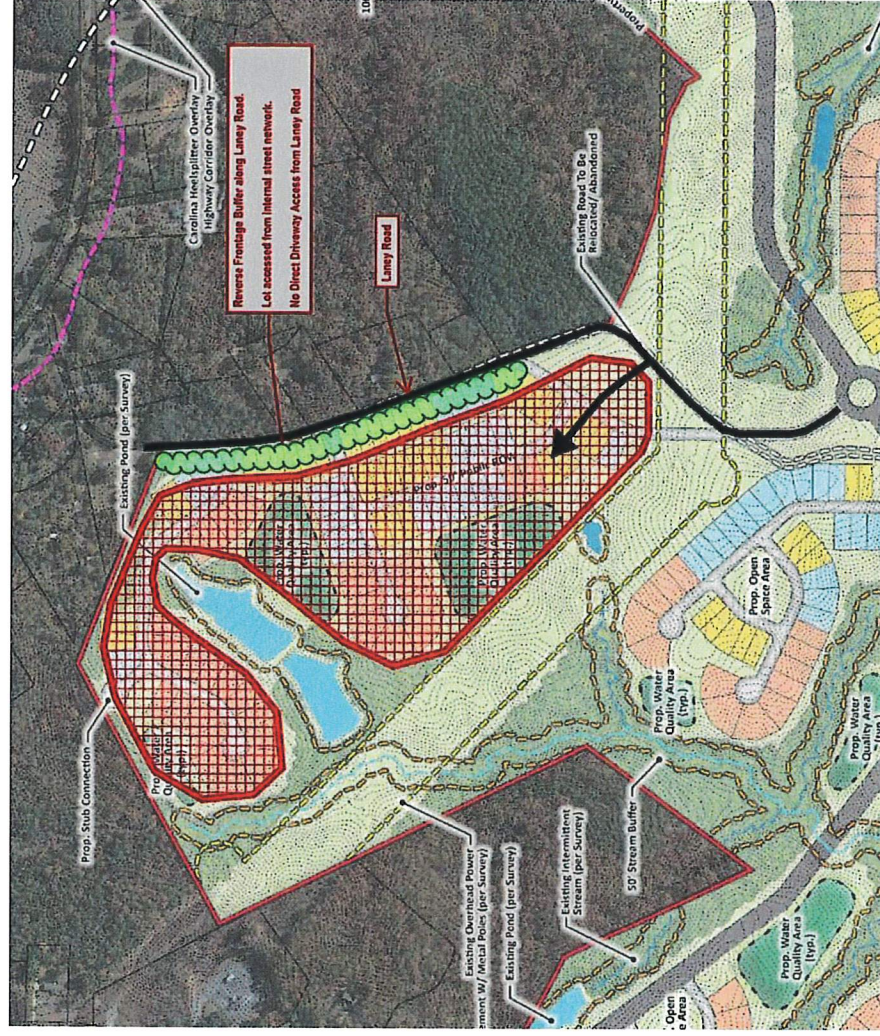
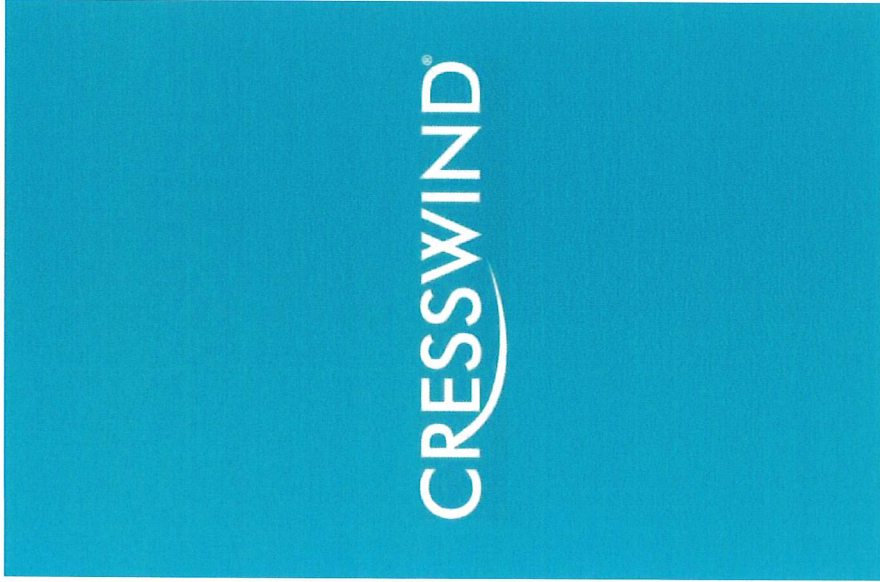
OPEN SPACE/ AMENITY AREA

CRESSWIND®

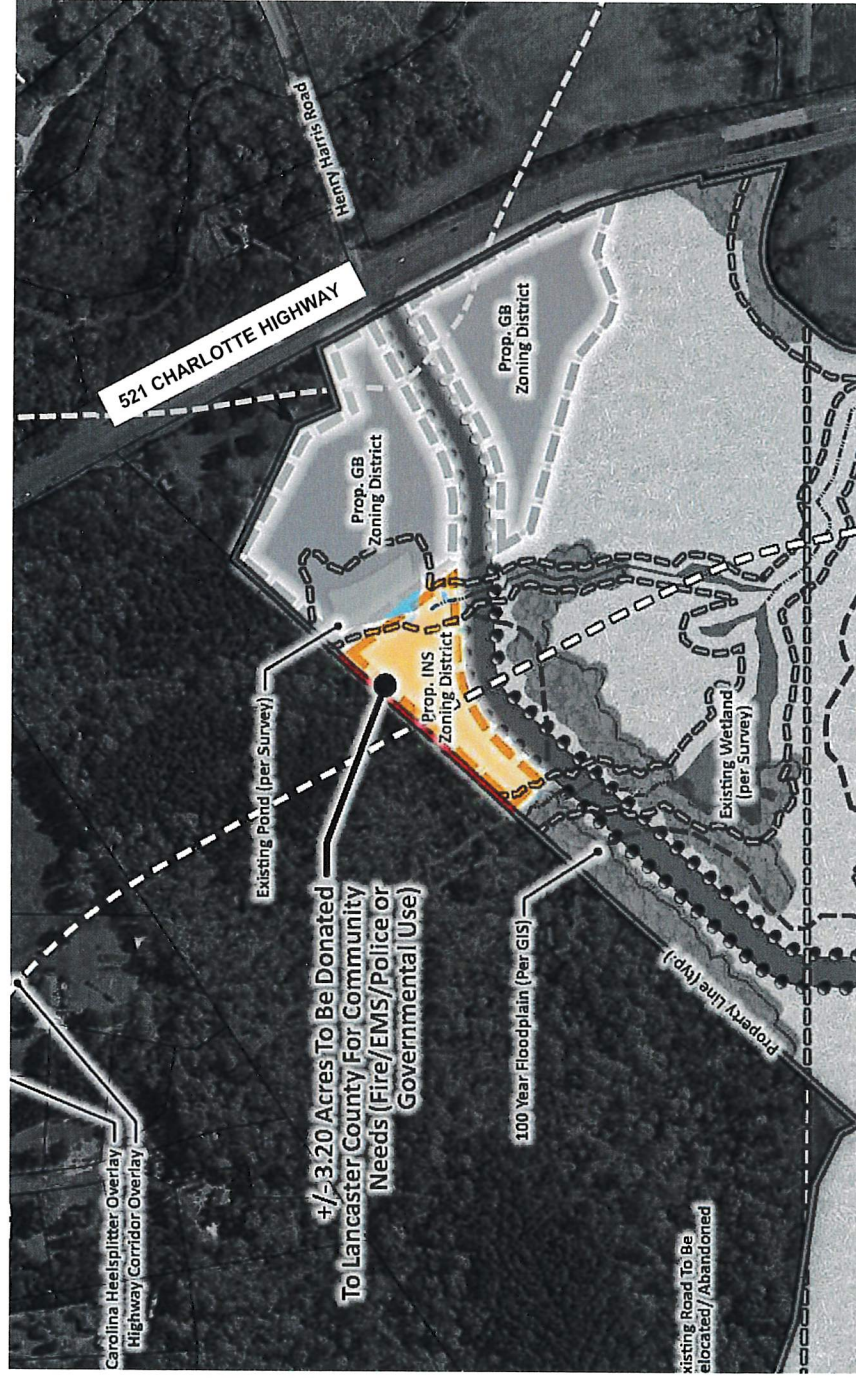




PERIMETER COMMON OPEN SPACE AREAS



LANEY ROAD REVISION — RESPONSE TO COMMUNITY MEETING CONCERN



LAND DEDICATION



Fee	\$/Lot	Total
Fire Impact Fee	\$1,053	\$898,209
EMS Impact Fee	\$128	\$109,184
Sheriff Impact Fee	\$138	\$117,714
Parks & Recreation Impact Fee	\$892	\$760,876
Solid Waste Fund	\$500	\$426,500
Library Fund	\$250	\$213,250
Lancaster County Water and Sewer District Fee	\$6,800	\$5,800,400
Total		\$8,326,133

IMPACT FEES AND FUNDS FOR RESIDENTIAL HOMES



In response to the Staff's Comments, we propose the following underlined revisions to the draft Development Agreement previously submitted:

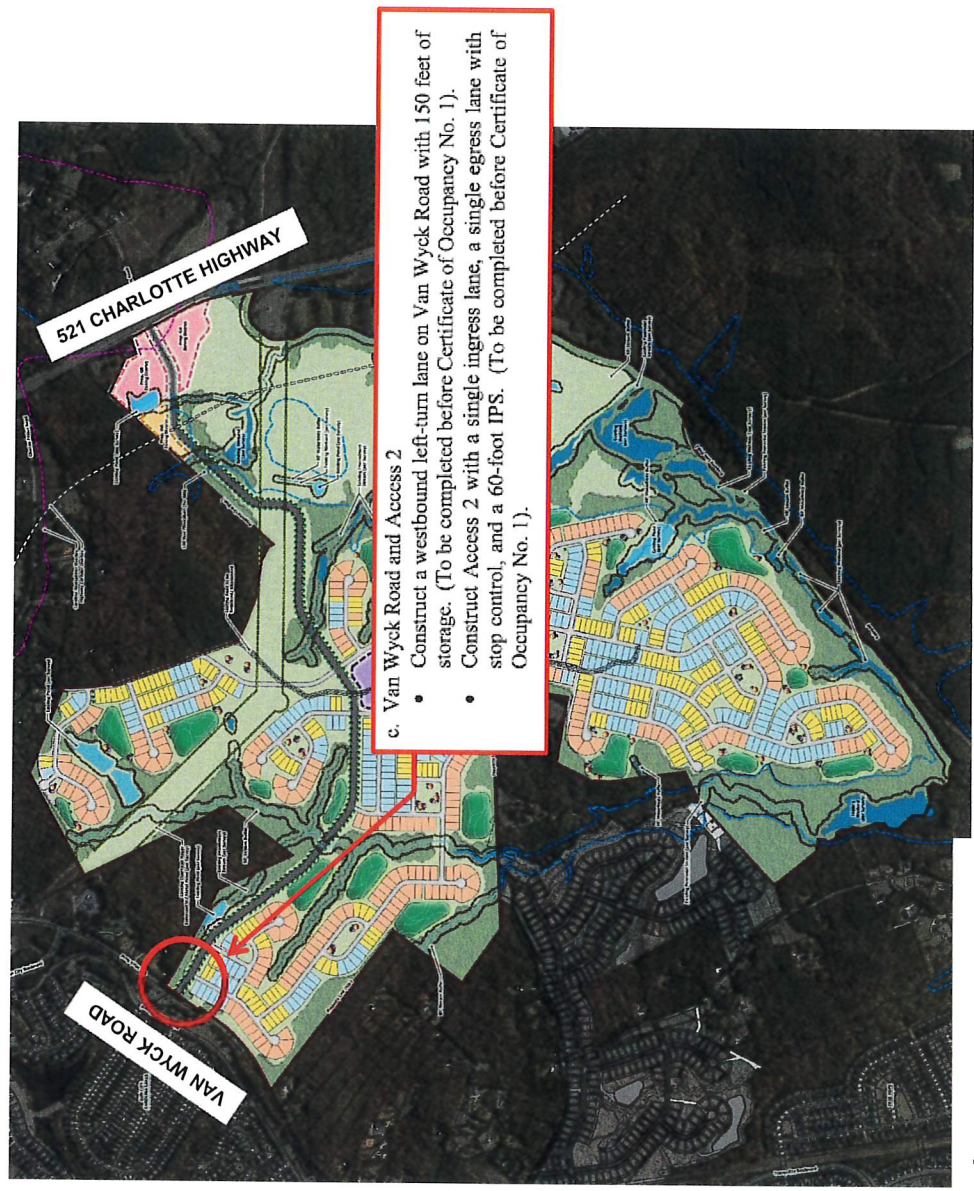
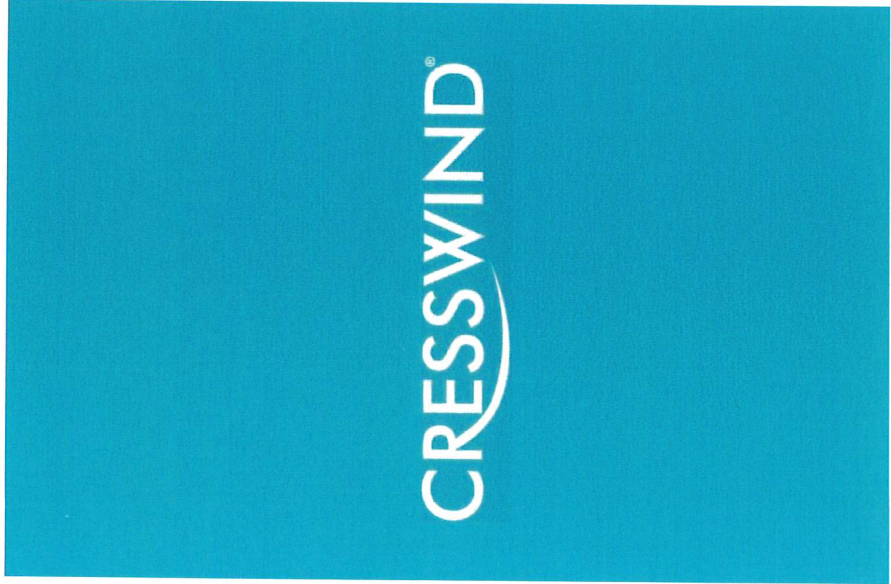
Section 1.10. Term. The term of this Agreement commences on the Agreement Date and terminates ten (10) years thereafter.

Section 4.01B. Payment for School District. On September 13, 2021, the County adopted Ordinance No. 2021-1761 (the "Ordinance") establishing development impact fees for public school facilities ("School Impact Fees"), which impact fees were implemented as of January 1, 2022. The portion of the Property zoned for residential is planned by Developer as a deed-restricted age 55+ community that does not allow school-age children to reside in the community. It is agreed that Developer's right to request relief from the Ordinance, including requesting an Individual Assessment of Development Impact as provided for in Section 6 of Ordinance, shall be preserved.

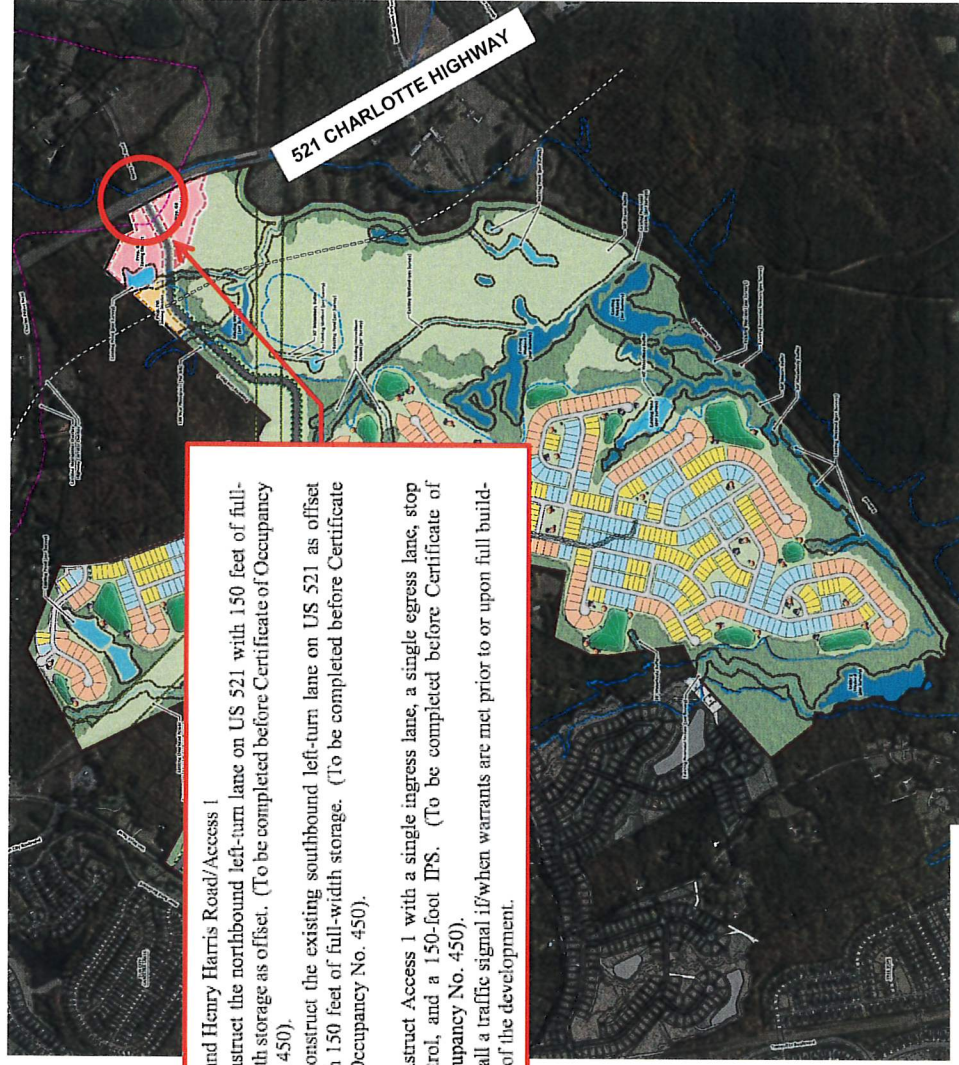
Exhibit B, Item 7.a.ii.a provides in the third bullet point that Access 1 is "(To be completed before Certificate of Occupancy No. 450)."

Exhibit B, Item 7.a.iii provides in the second sentence that Developer is also extending Laney Road "to a new intersection with Cresswind Boulevard built on the Property." The Conceptual Site Plan does not call for a traffic circle.

DEVELOPMENT AGREEMENT

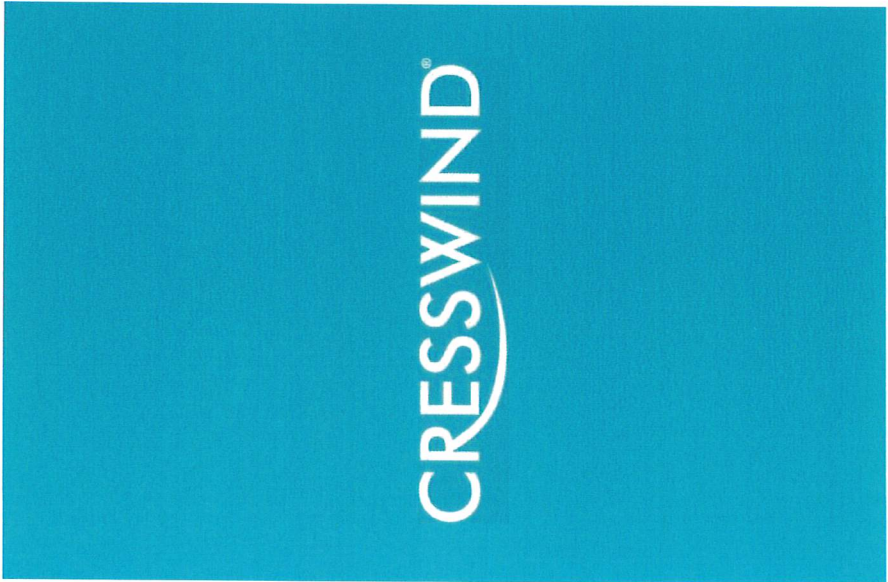


TRAFFIC IMPROVEMENTS

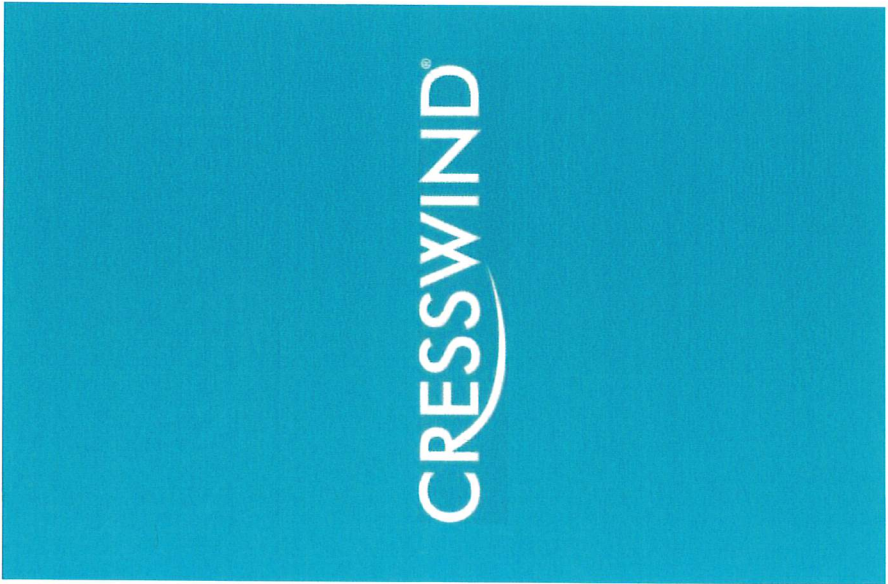


- a. US 521 and Henry Harris Road/Access 1
- Construct the northbound left-turn lane on US 521 with 150 feet of full-width storage as offset. (To be completed before Certificate of Occupancy No. 450).
 - Reconstruct the existing southbound left-turn lane on US 521 as offset with 150 feet of full-width storage. (To be completed before Certificate of Occupancy No. 450).
 - Construct Access 1 with a single ingress lane, a single egress lane, stop control, and a 150-foot IPS. (To be completed before Certificate of Occupancy No. 450).
 - Install a traffic signal if/when warrants are met prior to or upon full build-out of the development.

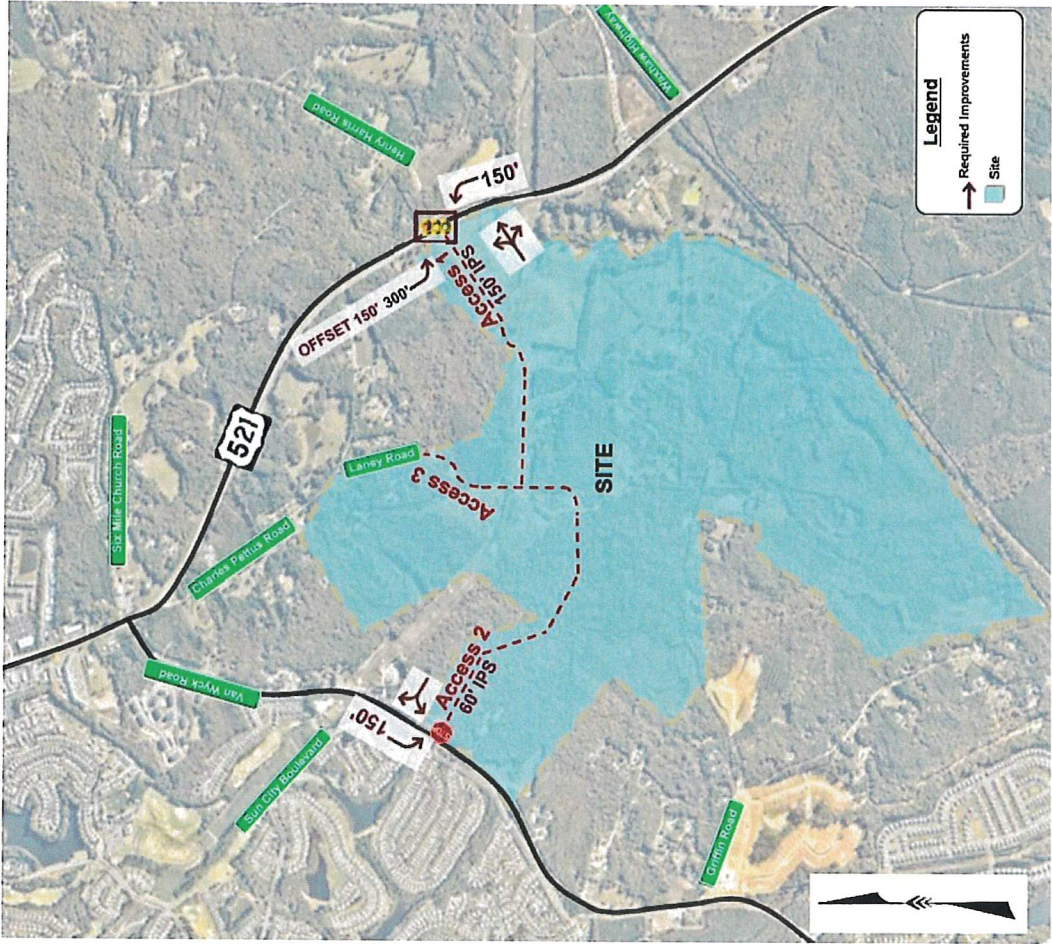
TRAFFIC IMPROVEMENTS

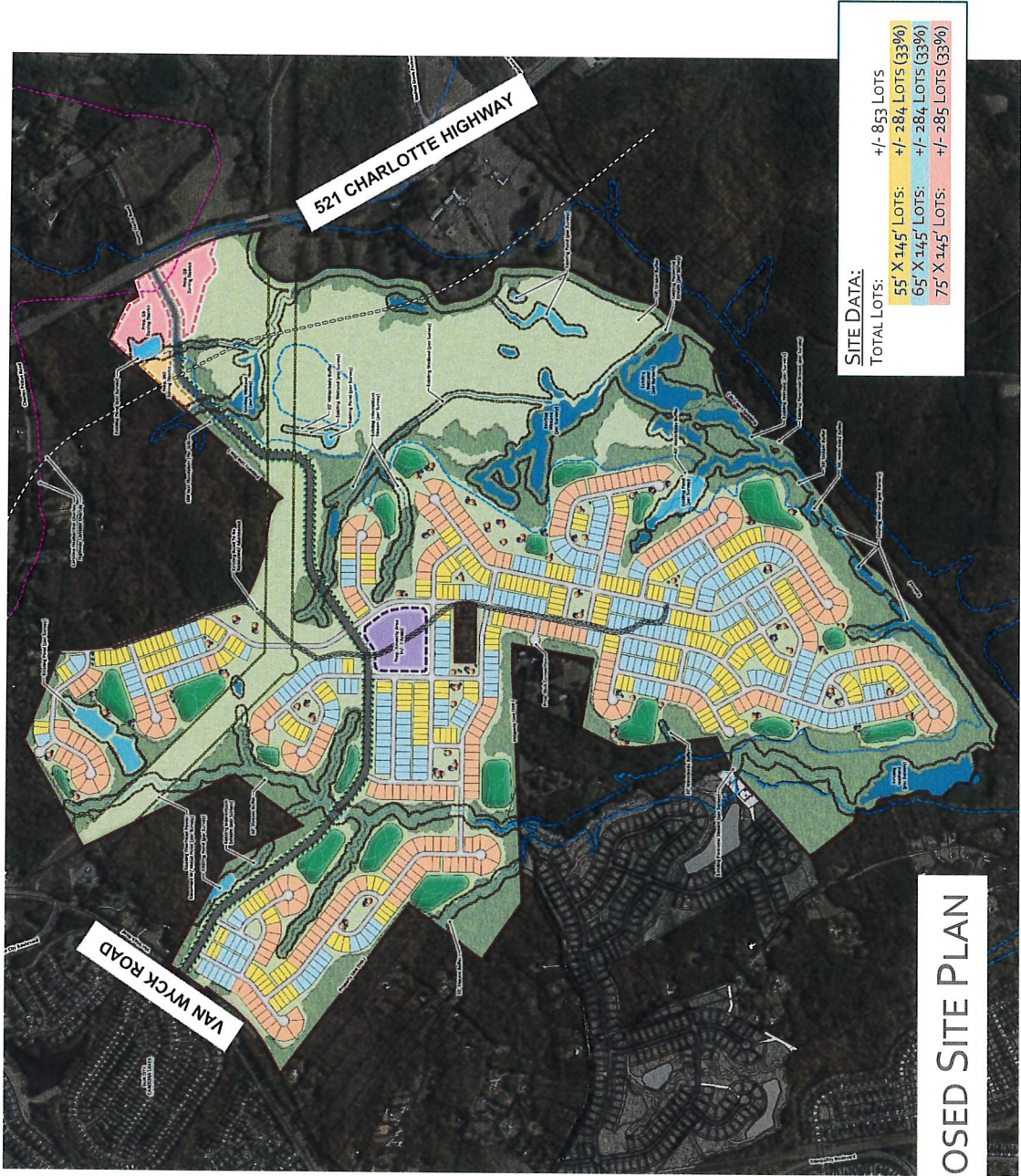
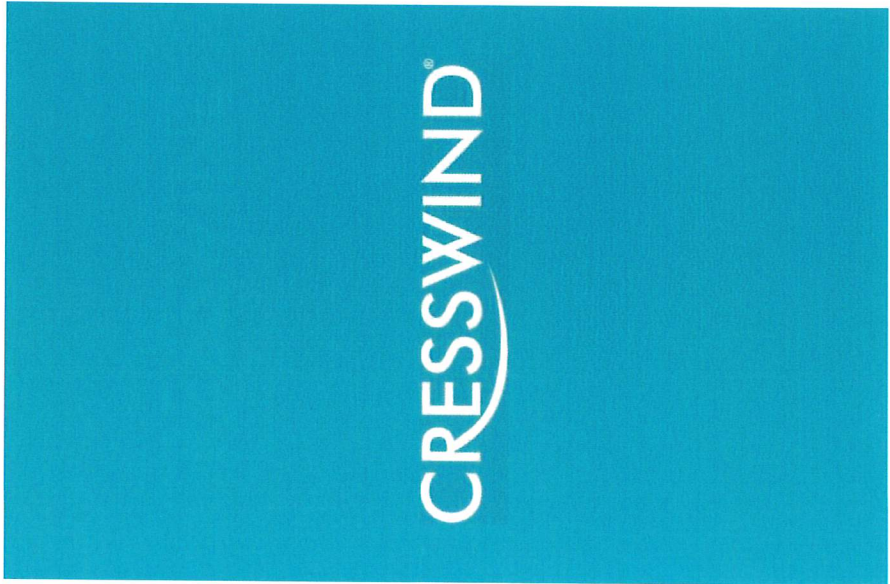


TRAFFIC IMPROVEMENTS

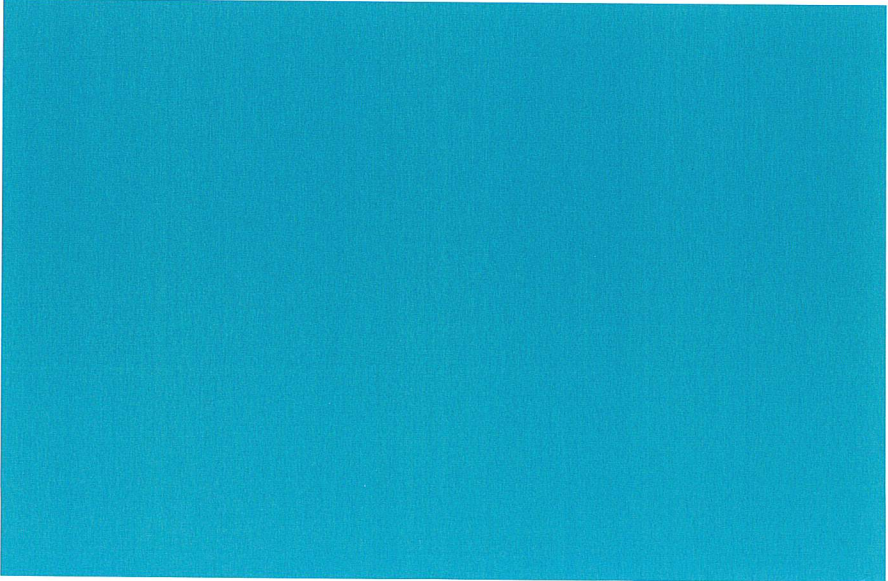


TRAFFIC IMPACT ANALYSIS





PROPOSED SITE PLAN



CRESSWIND[®]

KOLTERHOMES

THANK YOU



TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE (“UDO”) CHAPTER 2 DISTRICT DEVELOPMENT STANDARDS/USE CHART AND CHAPTER 5 USE REGULATIONS, TO ADD A NEW USE “RETREAT CENTER” AND REGULATIONS FOR “RETREAT CENTER” IN AGRICULTURAL (AR) AND RURAL RESIDENTIAL (RR) ZONING DISTRICTS.

Section 1. Findings and Determinations.

- (a) Lancaster County initiated a full rewrite of the Unified Development Ordinance (UDO) in October 2021 to address substantive issues with the UDO and has retained a UDO consultant to assist in the full rewrite of the UDO.
- (b) Adam Thomas, owner of property at 2878 Kendelwood Dr, has been working on a plan for a Christian retreat center to be located on his property. The retreat center would be used for families and children, would accommodate the participants in on-site lodging, and would have recreational opportunities as part of the programming.
- (c) The current UDO does not have a definition for, or use standards, for a “retreat center,” and while such uses have been discussed in the rewrite, no definitions have been proposed at this time.
- (d) Mr. Thomas has requested to advance his goal by proposing changes to the UDO that include defining a “retreat center” and provide guidelines for the use to be allowed in Agricultural (AR) and Rural Residential (RR) zones.
- (e) The Planning Commission reviewed the proposed changes during their December 2024 and February 2025 public hearings. Other than the applicant, no members of the public spoke to address the request. The Planning Commission unanimously (6-0) recommended approval of an blended ordinance blending requests from Mr. Thomas with input from staff.
- (f) The text amendments are consistent with the applicable provisions of the Comprehensive Plan as required by UDO Section 9.2.15.B.3, as well as applicable provisions of South Carolina Code, Title VI.

Section 2. Amendment of Ordinance 2016-1442 (Unified Development Ordinance)

The Council hereby approves amendments to UDO Chapters 2, 5, and 10 as follows (**additions underlined; items to be deleted are struck through; sections where PC/Staff and Applicant versions are different are highlighted in yellow**):

CHAPTER 2 – *Section 2.5.3 Use Table:* Add “Retreat Center” to the list of uses Permitted with Review (PR) in Agricultural (AR) and Rural Residential (RR) zones:



B. LODGING	AR	RR	RN	RUB	MH	REF
Bed and Breakfast Homes (up to 8 rooms)	PR	PR	PR	PR	-	5.3.1
Bed and Breakfast Inn (up to 12 rooms)	-	-	-	-	-	5.3.1
Boarding or Rooming House	-	-	-	-	-	5.3.2
Campground	SE	SE	-	-	-	5.3.3
Dormitory	-	-	-	-	-	
Fraternity/Sorority House	-	-	-	-	-	
Hotel/Motel	-	-	-	-	-	
<u>Retreat Center</u>	<u>PR</u>	<u>PR</u>	-	-	-	<u>5.3.4</u>

CHAPTER 5— *Use Regulations:* Create a new subsection (5.3.4) to the list of Lodging uses in Chapter 5 and describe the requirements to obtain a permit for a “retreat center”:

5.3.4 RETREAT CENTER [AR, RR]

A. GENERAL/PRIMARY USES.

A retreat center is a use that provides for the operation of spiritual, cultural or educational indoor or outdoor programs for single-day or in-residence guest use, and may include sleeping accommodation for in-residence guests in a single building, tiny house, or cabins; shared kitchen and eating area in a main building; limited kitchen facilities in cabins; wedding and/or meeting areas; event/activity venues; worship areas; bathrooms; accommodation or residence(s) for staff, manager(s), and/or owner(s); spa/therapy services; recreational uses; agritourism and ecotourism activities; and accessory buildings.

B. ACCESSORY USES.

Waste management, bathhouse/showers, laundry facilities for operations or guests (may

be coin operated), equipment rentals, maintenance facilities, associated retail uses, and other uses and structures customarily incidental to operation of a retreat facility. These accessory uses will not be visible from any street outside the facility boundary and must conform to the general setbacks in Section D.

C. ACCOMMODATION TYPES:

1. **Main Building:** Site of the primary use of the retreat center. May include operations for the center, dining facilities, kitchen equipment, meeting/worship/event/activity space, spa/therapy/gym facilities, laundry facilities, business centers, bathrooms/facilities to support the uses, and rooms for overnight accommodations.
2. **Accessory Buildings:** structures that contain a use or accessory use in support of the retreat. May include maintenance buildings, equipment garages, spa services, therapy services, wedding/event/meeting support, laundry, and associated retail uses. Accessory buildings may not have more than 50% of the square footage of the main building.
3. **Lodge:** Overnight accommodation with individual rooms for guests. Individual rooms do not function independently from the retreat center as short-term accommodations. Maximum rooms 12 for accommodations. Building may include dining facilities, kitchen equipment, event/activity space, business centers, laundry facilities, bathrooms/facilities to support the uses, and rooms for overnight accommodations. This definition serves for this use in this section of zoning code and does not imply a relationship to the ICC definition of a lodge.
4. **Tiny House:** structure that conforms to the guidelines of the ICC definition of tiny house. Maximum 5 guests per tiny house. Tiny homes do not function independently from the retreat center as short-term accommodations.
5. **Cabin:** Minimal overnight accommodations for guests. Cabins do not function independently from the retreat center as short-term accommodations. May include bunk beds, bathroom facilities, limited kitchen appliances, and laundry facilities. Max 18 beds per cabin. Cabin size will be established by ICC requirements of square feet per person.

D. LOCATION OF ACCESS.

Retreat centers shall conform to the following requirements:

1. No primary use, accessory use, or cabin, lodge, tiny home, or other accommodation may be located to provide direct vehicular access to a main road; access must be provided from

roads internal to the property.

2. Entrance to the retreat facility must be designed for safe and convenient movement of traffic into and out of the facility.

E. DIMENSIONAL STANDARDS:

1. Front yard setback for all buildings, where boundary abuts a public street: 50 feet
2. Side yard setback for all buildings, where boundary abuts adjoining properties: 50 feet
3. Rear yard setback for all buildings, where the rear property line of the boundary abuts adjoining property: 50 feet
4. Separation between cabins/lodges/tiny houses: 10 feet minimum
5. Minimum acreage to establish retreat use: 20 acres
6. Maximum number of Main Buildings: 1 per 10 acres of usable space
7. Maximum number of lodges: 1 per 5 acres of usable space
8. Maximum number of cabins/tiny houses: 1 per acre of usable space
9. Minimum open space: 40%

F. ROADS.

Internal roads shall be private, and must meet the following criteria:

1. Roads must meet the standards of the Fire Code, being an all-weather, well drained surface free of objectionable dust.
2. Roads must provide adequate turn-around capacity at dead-ends for emergency services and waste management.

G. PARKING.

Vehicle parking areas must be paved or compacted in the same manner as the internal roads. 1 parking space per 500 square feet in the Main Building plus 1 parking space per cabin, 1 parking space per tiny house, and 1 parking space per transient accommodation in a lodge. ADA parking requirements follow the ICC regulations. Parking for the lodge must be in close proximity to the

building entry. Parking for the cabins and tiny houses may be in the same parking lot as the main building. Parking areas will follow the landscaping requirements of Section 7.1.4.

H. ~~BUFFER REQUIREMENTS.~~

The 50 foot setbacks required around the property perimeter will be preserved with natural tree growth and vegetation to provide a semi-opaque visual screening. Where this is not possible, a Type B Buffer Yard as described in Section 7.1.5.B.2 will be installed to create a visual separation between the retreat center and adjacent properties.

I. ~~SITE PLAN~~

A site plan shall be drawn to scale by a registered civil engineer or land surveyor, and show exact dimensions of the parcels of land under consideration. The elements to be shown are as follows:

1. All property dimensions, lots, and street systems, proposed location of buildings and size, plans for screening and protection of abutting properties, means of ingress and egress, access and circulation arrangements, open spaces, and other support facilities.
2. A drainage plan with two (2) foot vertical contour intervals. The number of acres for the park, open space, and cabins/lodges shall be shown and each lot shall be numbered.

Section 3. Severability.

If any section, subsection or clause of this ordinance is held to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections and clauses shall not be affected.

Section 4. Conflicting Provisions.

To the extent this ordinance contains provisions that conflict with provisions contained elsewhere in the Lancaster County Code or other County ordinances, the provisions contained in this ordinance, to the extent to of the conflict, supersede all other provisions and this ordinance is controlling.

Section 5. Effective Date.

Per the Pending Ordinance Doctrine, this ordinance is in effect as of first reading and is adopted into the Unified Development Ordinance effective upon Third Reading.

AND IT IS SO ORDAINED

Dated this _____ day of _____, 2025.

LANCASTER COUNTY, SOUTH CAROLINA

Brian Carnes, Chair, County Council

Bryant Neal, Secretary, County Council

ATTEST:

Sherrie Simpson, Clerk to Council

First Reading:

Public Hearing:

Second Reading:

Third Reading:

Approved as to form:

Virginia Merck-Dupont, County Attorney

TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE (“UDO”) CHAPTER 2 DISTRICT DEVELOPMENT STANDARDS/USE CHART AND CHAPTER 5 USE REGULATIONS, TO ADD A NEW USE “RETREAT CENTER” AND REGULATIONS FOR “RETREAT CENTER” IN AGRICULTURAL (AR) AND RURAL RESIDENTIAL (RR) ZONING DISTRICTS.

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Campground	SE	SE	-	-	-	5.3.3
Dormitory	-	-	-	-	-	
Fraternity/Sorority House	-	-	-	-	-	
Hotel/Motel	-	-	-	-	-	
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B. ACCESSORY USES.

Waste management, bathhouse/showers, laundry facilities for operations or guests (may be coin operated), equipment rentals, maintenance facilities, associated retail uses, and other uses and structures customarily incidental to operation of a retreat facility. These accessory uses will not be visible from any street outside the facility boundary and must conform to the general setbacks in Section D.

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Retreat centers shall conform to the following requirements:

1. No primary use, accessory use, or cabin, lodge, tiny home, or other accommodation may be located to provide direct vehicular access to a main road; access must be provided from roads internal to the property.
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1. Front yard setback for all buildings, where boundary abuts a public street: 50 feet
2. Side yard setback for all buildings, where boundary abuts adjoining properties: 50 feet
3. Rear yard setback for all buildings, where the rear property line of the boundary abuts adjoining property: 50 feet
4. Separation between cabins/lodges/tiny houses: 10 feet minimum
5. Minimum acreage to establish retreat use: 20 acres
6. Maximum number of Main Buildings: 1 per 10 acres of usable space
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Internal roads shall be private, and must meet the following criteria:

1. Roads must meet the standards of the Fire Code, being an all-weather, well drained surface free of objectionable dust.
2. Roads must provide adequate turn-around capacity at dead-ends for emergency services and waste management.

G. PARKING.

Vehicle parking areas must be paved or compacted in the same manner as the internal roads. 1 parking space per 80 sq ft of main assembly hall plus 1 parking space per cabin, 1 parking space

per tiny house, and 1 parking space per transient accommodation in a lodge. ADA parking requirements follow the ICC regulations. Parking for the lodge must be in close proximity to the building entry. Parking for the cabins and tiny houses may be in the same parking lot as the main building. Parking areas will follow the landscaping requirements of Section 7.1.4.

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The 50-foot setbacks required around the property perimeter will be preserved with natural tree growth and vegetation to provide a semi-opaque visual screening. Where this is not possible, a Type B Buffer Yard as described in Section 7.1.5.B.2 will be installed to create a visual separation between the retreat center and adjacent properties.

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AND IT IS SO ORDAINED

Dated this _____ day of _____, 2025.

LANCASTER COUNTY, SOUTH CAROLINA

Brian Carnes, Chair, County Council

Bryant Neal, Secretary, County Council

ATTEST:

Sherrie Simpson, Clerk to Council

First Reading:

Public Hearing:

Second Reading:

Third Reading:

Approved as to form:

Virginia Merck-Dupont, County Attorney