



MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION

CHARLES DEESE, DISTRICT 3, CHAIRMAN

JASON CAVALIER, DISTRICT 1

, DISTRICT 2

JUDIANNA TINKLENBERG, DISTRICT 4

MICHELLE RICHARDS, DISTRICT 5

SHEILA HINSON, DISTRICT 6

, DISTRICT 7

SECRETARY: AIMEE SHOLAR

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

**January 9, 2025 5:00 P.M.
MINUTES**

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

1. Roll Call:

Members Present:

Charles Deese, District 3 (Chairman)

Jason Cavalier, District 1

, District 2

Judianna Tinklenberg, District 4

Michelle Richards, District 5

Sheila Hinson, District 6

, District 7

Absent: 0

Others Present:

Allison Hardin, Development Services Dir.

April Williams, Planning Director

Jennifer Bryan, Planning Technician

Admin. Assistant: Aimee Sholar

The following press were notified of the meeting by email in accordance with the Freedom of Information Act: The Lancaster News, Kershaw News Era, The Rock Hill Herald, The Fort Mill Times, Cable News 2, Channel 9, and the local Government Channel.

2. New Business

a. TA-2024-2368 Thomas/Retreat Center

CONTINUED FROM 12/17/2024

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

Staff Presentation: Allison Hardin (April stepped in for Allison)

Discussion: April: Allison Hardin answered all the questions that you have asked for, if there is anything else let us know.

Chairman Deese: If it passes will it be a permit with review?

April: Yes, it will be in AR and RR zones, also if it passes it will go into the new UDO.

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

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

Staff Presentation: April Williams

Discussion: April: B, C, D, E, and F are all related to Cresswind. 2 Rezoning request. The whole plan is holding onto the rezoning passing. Van Wyck has sent a letter saying they don't want it. Also to change the comprehensive plan now might be detrimental. There was a lot of work that went into the comprehensive plan. LDR to MDR they are offering 3 acres for Industrial for a fire station, but just the property only. They also want to develop a commercial area. They want to be 55 and older, possibly because they don't want to pay the school impact fees. The comprehensive plan should match the small use plan.

Chairman Deese: There is already an EMS on two acres across the street.

Judianna Tinklenberg: This development isn't really leaving a great impression. To have a 55 or older community just to get out of paying for the school impact fees.

April: They would still have to pay the standard impact fees, just not the school fees.

Chairman Deese: They will probably have to do a bunch to Van Wyck Road to get it where it needs to be for the increased traffic.

Shelly Richards: Do we really need another 55 and older community when we already have Roselyn?

Jason Cavalier: There are a lot of houses through there already this would impact their neighborhood and 12 Mile Creek and the water shed and the down stream waste water. There isn't any way to support all the growth.

April: They have already talked to stormwater about having facilities built.

Jason Cavalier: If we go down stream it's not very good there is a bunch of land in the flood plain and wetland area. You also must worry about all the old growth oak trees. I am very concerned about the people who already live there, it's just a two-lane road. I am also concerned about changing the comprehensive plan too early. Economic growth near

the 12 Mile Creek the impact will be significant. There is already Roselyn (there is a park going in next door to Roselyn) and a half dozen other 55 or older communities around too.

Judianna Tinklenberg: If they were willing to invest more in the community, we could be a little more excited about them. Not a positive buzz. Three acres is not a lot to donate, and they don't even want to donate to the EMS station.

Jason Cavalier: I am wondering if the way they are combining lots and partials would that leave land locks partials?

Jennifer Bryan: No that wouldn't happen because there would be access elsewhere.

c. DA-2024-1732: Cresswind Development Agreement

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

Staff Presentation: April Williams

Discussion: See Above at 2b.

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

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

Staff Presentation: April Williams

Discussion: See above at 2b.

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

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

Staff Presentation: April Williams

Discussion: See above at 2b.

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

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

Staff Presentation: April Williams

Discussion: See above at 2b.

g. RZ-2024-1734 Blackhall/Waxhaw Highway

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

Staff Presentation: April Williams for Matthew Blaszyk

Discussion:

Floodplain along creek along a large portion of the property.

Other commercial zoning nearby; the land is not particularly suitable for residential.

Church across the street.

Applicant plans to build mixed commercial/office space.

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

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

Staff Presentation: April Williams for Matthew Blaszyk

April: They changed the lot counts, and they are adding another access point. DA requirements are all met. Citizens are concerned because they are going into Edgewater Drive and it is a choke point. Contender is supposed to finish the rest of the road. The new person in charge is trying to listen and trying to help.

Shelly Richards: When are they building?

April: Not sure but it is looking better.

Shelly Richards: Bethal Boat Landing was never built for this. The road is not wide enough. Craft Homes went bankrupt and then they stated using Bethal Boat Landing it became an ingress egress.

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

Staff Presentation: Jennifer Bryan

Discussion: No red flags. Following the same process as previous annexations.

j. **NRN-2024-2744 Long Drive Lane**

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

Staff Presentation: Jennifer Bryan

Discussion:

Jennifer: They own 2 lots- they access off of the private drive. Deliveries and visitors have had problems trying to get to their house. Potential for a third lot back there, but currently no one else has access. Neighbors were concerned that there was a new development going up back there.

k. **NRN-2024-0679 Limitless Way**

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

Staff Presentation: Jennifer Bryan

Discussion: Jennifer: This is a private driveway for a business. Application via civil site plan. They are demolishing 1 building and putting up another one.

3. **Other:**

- a. Discussion: Kolter Neighborhood Meeting Tuesday 1/14/2025

3 will go: Judianna Tinklenberg, Jason Cavalier, and Shelly Richards.

4. **Adjourn**

Meeting was adjourned at 5:43PM