

Planning Commission Members

District 1: Jason Cavalier
District 2: "Vacant"
District 3: Charles Deese, Chair
District 4: Judianna Tinklenberg
District 5: Shelly Richards
District 6: Sheila Hinson
District 7: Alan Patterson



County Attorney
Ginny L. Merck-Dupont

Secretary to Planning Commission
Aimee Sholar

Planning Director
April Williams

**January 9, 2025
5:00 PM**

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

WORKSHOP AGENDA

1. Call to Order Regular Meeting

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

b. CP-2024-1735 Cresswind Comprehensive Plan Amendment/Future Land Use 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.

c. DA-2024-1732 Cresswind Development Agreement

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.

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.

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.

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.

g. **RZ-2024-0859 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.

h. **Kershaw Annexation: 213 Neal Street**

Application by Shirley Phillips and Natalie Faulkenberry to annex property at 213 Neal Street (TM 0159A-01-006.00) into the town of Kershaw.

i. **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. This area is part of the Edgewater community.

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.

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

Request to name private drive via Civil Construction plans for 9364 Old Bailes Road (TM 0007-00-028.00)

3. **Other**

- a. Kolter Neighborhood Meeting Re: Cresswind

4. **Adjournment**

Recommendations made at this meeting are tentatively scheduled for consideration by County Council in the following month. County Council agendas are posted online at <https://lancastercosc.portal.civicclerk.com/>.

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

<https://mylancastersc.org/>

Meetings are livestreamed and can be found by using the following link:

<https://www.youtube.com/@LancasterCoSCGov/streams>